

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

18 BECKLEY COURT BAIRNSDALE VIC 3875

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$150,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Other

Suburb

Bairnsdale

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale



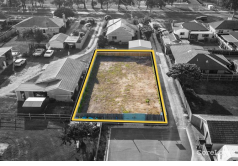



LOT 531 KINGFISHER ROAD BAIRNSDALE VIC 3875	\$159,500	10-Jun-24
17 BICKNELL LANE BAIRNSDALE VIC 3875	\$165,000	04-Jun-24
LOT 520 GRASSBIRD STREET BAIRNSDALE VIC 3875	\$169,500	01-Feb-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 28 November 2024

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	LOT 531 KINGFISHER ROAD BAIRNSDALE VIC 3875	Sold Price	\$159,500	Sold Date	10-Jun-24
				Distance	2.06km
	17 BICKNELL LANE BAIRNSDALE VIC 3875	Sold Price	\$165,000	Sold Date	04-Jun-24
				Distance	1.22km
	LOT 520 GRASSBIRD STREET BAIRNSDALE VIC 3875	Sold Price	\$169,500	Sold Date	01-Feb-24
				Distance	1.98km

RS = Recent sale UN = Undisclosed Sale

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