

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

1/406 Main Street 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

or range
between

\$350,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$289,000

Property type

Unit

Suburb

Bairnsdale

Period-from

01 Feb 2021

to

31 Jan 2022

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

2/45 Goold Street Bairnsdale VIC 3875	\$329,000	27-Oct-21
2/23 Fitzgerald Street Bairnsdale VIC 3875	\$325,000	01-Jun-21
25A Macrae Street East Bairnsdale VIC 3875	\$325,000	30-Jun-21

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.

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2/45 Goold Street Bairnsdale VIC 3875

2 1 1

Sold Price

\$329,000

Sold Date

27-Oct-21

Distance

0.47km



2/23 Fitzgerald Street Bairnsdale VIC 3875

2 1 2

Sold Price

\$325,000

Sold Date

01-Jun-21

Distance

1.45km



25A Macrae Street East Bairnsdale VIC 3875

2 1 2

Sold Price

Sold Date

30-Jun-21

Distance

2.63km

RS = Recent sale

UN = Undisclosed Sale

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