

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 MAGNOLIA DRIVE 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

\$669,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

House

Suburb

Bairnsdale

Period-from

01 Feb 2023

to

31 Jan 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

4B BALMORAL CRESCENT EASTWOOD VIC 3875	\$645,000	14-Nov-23
34 PHOEBES WAY EASTWOOD VIC 3875	\$648,000	28-Sep-23
6 BIRCHWOOD COURT BAIRNSDALE VIC 3875	\$670,000	27-Oct-23

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 February 2024


**4B BALMORAL CRESCENT
EASTWOOD VIC 3875**

 4
  2
  2

Sold Price **\$645,000** Sold Date **14-Nov-23**

Distance **2.41km**


**34 PHOEBES WAY EASTWOOD
VIC 3875**

 4
  2
  3

Sold Price **\$648,000** Sold Date **28-Sep-23**

Distance **3.53km**


**6 BIRCHWOOD COURT
BAIRNSDALE VIC 3875**

 4
  2
  2

Sold Price ^{RS} **\$670,000** ^{UN} Sold Date **27-Oct-23**

Distance **0.35km**

RS = Recent sale

UN = Undisclosed Sale

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