

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**1/30 ROSS STREET, BAIRNSDALE, VIC**

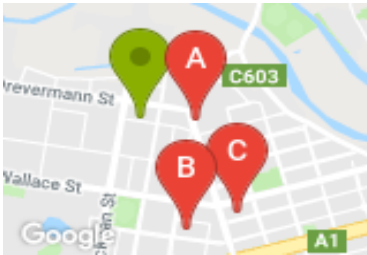
 3  2  1

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Single Price: \$295,000**

## MEDIAN SALE PRICE



**BAIRNSDALE, VIC, 3875**

**Suburb Median Sale Price (Unit)**

**\$227,500**

01 April 2017 to 31 March 2018

Provided by:  pricefinder

## COMPARABLE PROPERTIES

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



**1 DAWSON ST, BAIRNSDALE, VIC 3875**

 3  2  2

**Sale Price**

**\*\*\$325,000**

Sale Date: 09/04/2018

Distance from Property: 368m



**4/28 ANDERSON ST, BAIRNSDALE, VIC 3875**

 2  1  1

**Sale Price**

**\$287,500**

Sale Date: 08/07/2017

Distance from Property: 862m



**3/108 FRANCIS ST, BAIRNSDALE, VIC 3875**

 2  2  2

**Sale Price**

**\$317,500**

Sale Date: 23/03/2017

Distance from Property: 926m



This report has been compiled on 28/06/2018 by Ashwood van Reyk Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

1/30 ROSS STREET, BAIRNSDALE, VIC

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$295,000

Median sale price

Median price

\$227,500

House

Unit

X


Suburb

BAIRNSDALE

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1 DAWSON ST, BAIRNSDALE, VIC 3875	**\$325,000	09/04/2018
4/28 ANDERSON ST, BAIRNSDALE, VIC 3875	\$287,500	08/07/2017
3/108 FRANCIS ST, BAIRNSDALE, VIC 3875	\$317,500	23/03/2017