

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

7 HODGSON 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

\$425,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

House

Suburb

Bairnsdale

Period-from

01 Jun 2022

to

31 May 2023

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

4/16 SWAN STREET BAIRNSDALE VIC 3875	\$495,000	09-Jun-22
102A PEARSON STREET BAIRNSDALE VIC 3875	\$399,000	07-Feb-23
23 DAWSON STREET BAIRNSDALE VIC 3875	\$489,000	20-Jan-22

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: 27 June 2023


**4/16 SWAN STREET BAIRNSDALE
VIC 3875**
 2  1  -

Sold Price

\$495,000

Sold Date

09-Jun-22

Distance

0.15km

**102A PEARSON STREET
BAIRNSDALE VIC 3875**
 2  1  2

Sold Price

\$399,000

Sold Date

07-Feb-23

Distance

0.2km

**23 DAWSON STREET BAIRNSDALE
VIC 3875**
 3  1  2

Sold Price

\$489,000

Sold Date

20-Jan-22

Distance

0.34km

**1/60 TURNBULL STREET
BAIRNSDALE VIC 3875**
 2  1  2

Sold Price

\$360,000

Sold Date

23-Feb-22

Distance

0.45km

**36 GRANT STREET BAIRNSDALE
VIC 3875**
 3  1  1

Sold Price

\$440,000

Sold Date

30-Sep-22

Distance

0.48km
RS = Recent sale

UN = Undisclosed Sale

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