

## 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

10 BRYAN PLACE EAST BAIRNSDALE VIC 3875

### Indicative selling price

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

Single Price

\$465,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$380,000

Property type

House

Suburb

East 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

3 BRYAN PLACE EAST BAIRNSDALE VIC 3875	\$480,000	15-May-23
10B SHORT STREET EAST BAIRNSDALE VIC 3875	\$442,000	15-Jun-22
22 EASTCOAST COURT EAST BAIRNSDALE VIC 3875	\$462,000	17-Dec-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: 14 June 2023



**3 BRYAN PLACE EAST  
BAIRNSDALE VIC 3875**

 3  2  2

Sold Price

<sup>RS</sup> **\$480,000**

Sold Date

**15-May-23**

Distance

**0.05km**



**10B SHORT STREET EAST  
BAIRNSDALE VIC 3875**

 3  2  2

Sold Price

**\$442,000**

Sold Date

**15-Jun-22**

Distance

**0.2km**



**22 EASTCOAST COURT EAST  
BAIRNSDALE VIC 3875**

 4  2  2

Sold Price

**\$462,000**

Sold Date

**17-Dec-22**

Distance

**0.38km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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