

# STATEMENT OF INFORMATION

155 WALLACE STREET, BAIRNSDALE, VIC 3875 PREPARED BY ASHWOOD & ASSOCIATES REAL ESTATE



### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



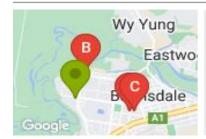
# 155 WALLACE STREET, BAIRNSDALE, VIC 🕮 3 🕒 2 😂 2

**Indicative Selling Price** 

For the meaning of this price see consumer.vic.au/underquoting

Single Price: \$530,000

### **MEDIAN SALE PRICE**



# **BAIRNSDALE, VIC, 3875**

**Suburb Median Sale Price (House)** 

\$440,000

01 July 2023 to 30 June 2024

Provided by: **pricefinder** 

# **COMPARABLE PROPERTIES**

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.



# 70 GOOLD ST, BAIRNSDALE, VIC 3875







**Sale Price** 

\$545,000

Sale Date: 19/04/2024

Distance from Property: 1.4km





# 17 POPE ST, BAIRNSDALE, VIC 3875







**Sale Price** 

\$535,000

Sale Date: 26/10/2023

Distance from Property: 797m





# 11 SWAN ST, BAIRNSDALE, VIC 3875







**Sale Price** 

\$520,000

Sale Date: 19/10/2023

Distance from Property: 1.6km



# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

# Sections 47AF of the Estate Agents Act 1980

**Instructions**: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

	Address
155 WAL	Including suburb and
100 WAL	postcode

155 WALLACE STREET, BAIRNSDALE, VIC 3875

#### Indicative selling price

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For the meaning	of this	price	see consumer.vic.d	gov.au/underguoting

Single Price:	\$530,000
Single i fice.	\$330,000

#### Median sale price

Median price	\$440,000	Property type	House	Suburb	BAIRNSDALE
Period	01 July 2023 to 30 Jun	e 2024	Source	p	ricefinder

#### Comparable property sales

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
70 GOOLD ST, BAIRNSDALE, VIC 3875	\$545,000	19/04/2024
17 POPE ST, BAIRNSDALE, VIC 3875	\$535,000	26/10/2023
11 SWAN ST, BAIRNSDALE, VIC 3875	\$520,000	19/10/2023

This Statement of Information was prepared on:

22/07/2024

