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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

33 Robb Street East Bairnsdale VIC 3875

4 - -

## Indicative Selling Price

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

Single Price \$395,000

## Median Sale Price

\$225,000 Houses in East bairnsdale between 01 Apr 2018 - 31 Mar 2019

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 5 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.



|                                           |            |                  |           |                  |
|-------------------------------------------|------------|------------------|-----------|------------------|
| <b>35 Robb Street East Bairnsdale VIC</b> | Sold Price | <b>\$345,000</b> | Sold Date | <b>07-Apr-16</b> |
| 3  2  2                                   |            |                  | Distance  | <b>0.02km</b>    |



|                                           |            |                  |           |                  |
|-------------------------------------------|------------|------------------|-----------|------------------|
| <b>16 Robb Street East Bairnsdale VIC</b> | Sold Price | <b>\$409,000</b> | Sold Date | <b>11-Feb-17</b> |
| 4  2  2                                   |            |                  | Distance  | <b>0.12km</b>    |



|                                          |            |                  |           |                  |
|------------------------------------------|------------|------------------|-----------|------------------|
| <b>9 Robb Street East Bairnsdale VIC</b> | Sold Price | <b>\$385,000</b> | Sold Date | <b>18-Dec-17</b> |
| 4  2  1                                  |            |                  | Distance  | <b>0.25km</b>    |

RS = Recent sale

UN = Undisclosed Sale

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