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

69 GOOLD STREET BAIRNSDALE VIC 3875

Indicative selling price

Period-from

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

Single Price		or rang betwee	1 3.100000	&	\$370,000			
Median sale price (*Delete house or unit as applicable)								
Median Price	\$400,000	Property type	Business	Suburb	Bairnsdale			

31 Jul 2022

Source

Comparable property sales (*Delete A or B below as applicable)

01 Aug 2021

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.

to

Address of comparable property	Price	Date of sale
1 GROSVENOR COURT BAIRNSDALE VIC 3875	\$350,000	07-Sep-21
397 MAIN STREET BAIRNSDALE VIC 3875	\$320,000	26-Nov-21
18 VICTORIA STREET BAIRNSDALE VIC 3875	\$467,500	10-Feb-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: 16 August 2022

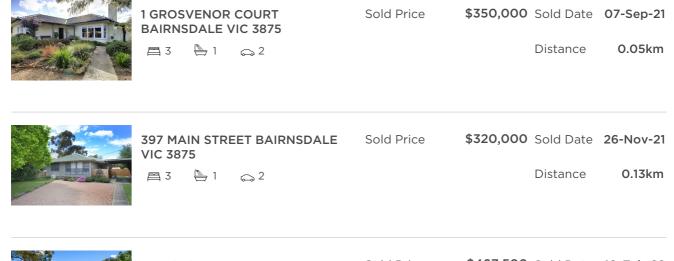


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18 VICTORIA STREET BAIRNSDALE Sold Price VIC 3875			\$467,500	Sold Date	10-Feb-22			
		-	⊜ 2				Distance	0.18km

RS = Recent sale UN = Undisclosed Sale

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