Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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Property	offered	for	sale
LIODELIA	Ollelea	101	Sale

Address
Including suburb and postcode

1 HUGH COURT 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)

Sizela Price

#405 000

between

Median sale price

(*Delete house or unit as applicable)

Single Price

Median Price	\$240,000	Prop	erty type Land		Suburb	Bairnsdale	
Period-from	01 Aug 2022	to	31 Jul 2	2023	Source		Corelogic

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

\$495,000

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
10 COMBAY STREET BAIRNSDALE VIC 3875	\$500,000	17-Jun-22
175 WALLACE STREET BAIRNSDALE VIC 3875	\$475,000	03-May-22
4 BROWN STREET BAIRNSDALE VIC 3875	\$490,000	13-Feb-23

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: 31 August 2023





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10 COMBAY STREET BAIRNSDALE Sold Price VIC 3875

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\$ 2

\$500,000 Sold Date 17-Jun-22

0.54km Distance

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175 WALLACE STREET **BAIRNSDALE VIC 3875**

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Sold Price

\$475,000 Sold Date 03-May-22

Distance 0.56km

4 BROWN STREET BAIRNSDALE VIC 3875

Sold Price

\$490,000 Sold Date 13-Feb-23

0.63km Distance

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RS = Recent sale

UN = Undisclosed Sale

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