

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

8 VERDELL STREET 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)

Single Price

or range
between

\$740,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,500

Property type

House

Suburb

Bairnsdale

Period-from

01 Mar 2024

to

28 Feb 2025

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

2 WHISTLER DRIVE BAIRNSDALE VIC 3875	\$712,500	27-Aug-24
5 KEYTE COURT BAIRNSDALE VIC 3875	\$750,000	16-Oct-24
26 GREENE STREET BAIRNSDALE VIC 3875	\$700,000	22-Sep-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: 03 March 2025

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**2 WHISTLER DRIVE BAIRNSDALE
VIC 3875**

 4  2  2

Sold Price

\$712,500

Sold Date **27-Aug-24**

Distance **0.23km**



**5 KEYTE COURT BAIRNSDALE VIC
3875**

 4  2  -

Sold Price

\$750,000

Sold Date **16-Oct-24**

Distance **3.17km**



**26 GREENE STREET BAIRNSDALE
VIC 3875**

 4  2  3

Sold Price

\$700,000

Sold Date **22-Sep-23**

Distance **2.15km**

RS = Recent sale

UN = Undisclosed Sale

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