

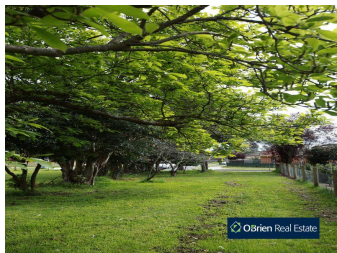
# STATEMENT OF INFORMATION

104 CROOKE STREET, EAST BAIRNSDALE, VIC 3875

PREPARED BY ASHWOOD & ASSOCIATES REAL ESTATE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**104 CROOKE STREET, EAST**

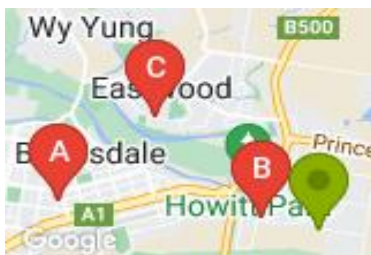
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**Indicative Selling Price**

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

**Single Price: \$450,000**

## MEDIAN SALE PRICE



**EAST BAIRNSDALE, VIC, 3875**

**Suburb Median Sale Price (House)**

**\$382,500**

01 July 2023 to 30 June 2024

Provided by: 

## 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.



**7 HODGSON ST, BAIRNSDALE, VIC 3875**

 2  1  1

**Sale Price**

**\$365,000**

Sale Date: 05/02/2024

Distance from Property: 3.4km



**3 CROOKE ST, EAST BAIRNSDALE, VIC 3875**

 2  1  1

**Sale Price**

**\$400,000**

Sale Date: 01/03/2024

Distance from Property: 779m



**2A GATEHOUSE DR, EASTWOOD, VIC 3875**

 2  2  1

**Sale Price**

**\$480,000**

Sale Date: 02/05/2024

Distance from Property: 2.7km



This report has been compiled on 24/07/2024 by Ashwood & Associates Real Estate. Property Data Solutions Pty Ltd 2024 - [www.pricefinder.com.au](https://www.pricefinder.com.au)

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## 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](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

104 CROOKE STREET, EAST BAIRNSDALE, VIC 3875

### Indicative selling price

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

Single Price:

\$450,000

### Median sale price

Median price

\$382,500

Property type

Vacant Land

Suburb

EAST BAIRNSDALE

Period

01 July 2023 to 30 June 2024

Source



### 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

7 HODGSON ST, BAIRNSDALE, VIC 3875	\$365,000	05/02/2024
3 CROOKE ST, EAST BAIRNSDALE, VIC 3875	\$400,000	01/03/2024
2A GATEHOUSE DR, EASTWOOD, VIC 3875	\$480,000	02/05/2024

This Statement of Information was prepared on:

24/07/2024