



Adam Bloem

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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

46 McCulloch Street Bairnsdale VIC 3875

3 1 1

## Indicative Selling Price

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

Single Price \$215,000

## Median Sale Price

\$265,000 Houses in Bairnsdale between Sep 2017 - Aug 2018

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.

**65 Grant Street Bairnsdale VIC 3875**

3 1 1

Sold Price

**\$210,000**

Sold Date

**08-May-18**

Distance

**0.36km****22 Turnbull Street Bairnsdale VIC 3875**

2 1 2

Sold Price

**\$240,000**

Sold Date

**27-Apr-18**

Distance

**0.52km****22 Grant Street Bairnsdale VIC 3875**

2 1 2

Sold Price

**\$219,000**

Sold Date

**24-May-17**

Distance

**0.56km**

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## STATEMENT OF INFORMATION

Prepared on 12 Sep 2018

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**203 Nicholson Street Bairnsdale  
VIC 3875**

2 1 1

Sold Price

**\$208,000**

Sold Date

**12-Nov-17**

Distance

**0.62km**

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