



## STATEMENT OF INFORMATION

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Mark Ashley

P 03 5153 2929

M 0409 001 987

E mark.ashley@eldersrealestate.com.au

Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

24 Verdell Street Bairnsdale VIC 3875

4 2 2

### Indicative Selling Price

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

Single Price \$520,000

### Median Sale Price

\$265,000 Houses in Bairnsdale between 01 Dec 2017 - 30 Nov 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.



**7 Egret Close Bairnsdale VIC 3875**

Sold Price

**\$405,000**

Sold Date

**02-Mar-18**

4 2 2

Distance

**0.25km**



**11 Cormorant Close Bairnsdale VIC 3875**

Sold Price

**\$449,000**

Sold Date

**03-Sep-18**

4 2 2

Distance

**0.35km**



**22 Dianella Place Bairnsdale VIC 3875**

Sold Price

**\$508,000**

Sold Date

**14-Aug-18**

3 2 2

Distance

**0.44km**

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