



STATEMENT OF INFORMATION

Prepared on 01 Feb 2019

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

37 Warde Street Bairnsdale VIC 3875

3 - -

Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$349,000

Median Sale Price

\$265,000 Houses in Bairnsdale between 01 Feb 2018 - 31 Jan 2019

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.



26 Murphy Street Bairnsdale VIC 3875

3 1 2

Sold Price

\$345,000

Sold Date

02-Oct-17

Distance

0.24km



81 Day Street Bairnsdale VIC 3875

3 1 2

Sold Price

\$360,000

Sold Date

18-Jul-18

Distance

0.8km



21 Anderson Street Bairnsdale VIC 3875

3 1 1

Sold Price

\$330,500

Sold Date

26-Aug-18

Distance

0.89km

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