

## 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

6/93 Moroney Street Bairnsdale VIC 3875

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$232,500

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$216,250

Property type

Unit

Suburb

Bairnsdale

Period-from

01 Aug 2019

to

31 Jul 2020

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

12/93 Moroney Street Bairnsdale VIC 3875	\$217,500	02-Mar-20
2/67 Drevermann Street Bairnsdale VIC 3875	\$249,000	30-Jun-20
4/6 Day Street Bairnsdale VIC 3875	\$250,000	29-Jan-20

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: 04 August 2020



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**12/93 Moroney Street Bairnsdale  
VIC 3875**

2 1 1

Sold Price **\$217,500** Sold Date **02-Mar-20**

Distance **0.02km**



**2/67 Drevermann Street Bairnsdale  
VIC 3875**

2 1 1

Sold Price <sup>RS</sup> **\$249,000** Sold Date **30-Jun-20**

Distance **0.41km**



**4/6 Day Street Bairnsdale VIC 3875**

2 1 1

Sold Price **\$250,000** Sold Date **29-Jan-20**

Distance **0.89km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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