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

9 Bull Street Bairnsdale VIC 3875

Indicative selling price

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

Single Price	\$370,000	or range between	&	

Median sale price

(*Delete house or unit as applicable)

Median Price	\$350,000	Prope	roperty type House		Suburb	Bairnsdale	
Period-from	01 Feb 2021	to	31 Jan 2022		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	
25 Ross Street Bairnsdale VIC 3875	\$345,000	06-Aug-21	
55 Morgan Street Bairnsdale VIC 3875	\$340,000	18-Nov-21	
40 Ligar Street Bairnsdale VIC 3875	\$320,000	31-May-21	

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: 18 February 2022

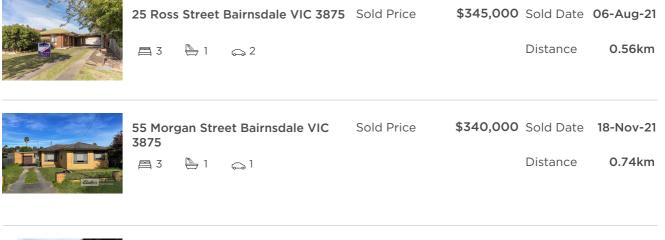


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40 Liga	ar Street	Bairnsdale VIC 3875	Sold Price	\$320,000	Sold Date	31-May-21
昌 3	1	⇔ -			Distance	0.34km

RS = Recent sale UN = Undisclosed Sale

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