

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



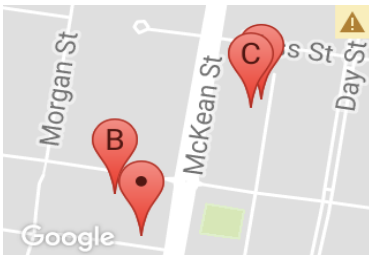
4 JEFFERSON STREET, BAIRNSDALE, VIC  3  2  4

Indicative Selling Price

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

Single Price: **\$319,000**

MEDIAN SALE PRICE



BAIRNSDALE, VIC, 3875

Suburb Median Sale Price (House)

\$265,000

01 April 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

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.



14 GARDEN AVE, BAIRNSDALE, VIC 3875

 3  2  4

Sale Price

****\$325,000**

Sale Date: 21/02/2018

Distance from Property: 314m



65 MORONEY ST, BAIRNSDALE, VIC 3875

 3  1  2

Sale Price

\$305,000

Sale Date: 09/02/2018

Distance from Property: 86m



12 GARDEN AVE, BAIRNSDALE, VIC 3875

 3  2  5

Sale Price

\$332,000

Sale Date: 16/01/2017

Distance from Property: 292m



This report has been compiled on 21/04/2018 by Ashwood van Reyk Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4 JEFFERSON STREET, BAIRNSDALE, VIC 3875

Indicative selling price

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

Single Price:

\$319,000

Median sale price

Median price

\$265,000

House

X

Unit

Suburb

BAIRNSDALE

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

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
14 GARDEN AVE, BAIRNSDALE, VIC 3875	**\$325,000	21/02/2018
65 MORONEY ST, BAIRNSDALE, VIC 3875	\$305,000	09/02/2018
12 GARDEN AVE, BAIRNSDALE, VIC 3875	\$332,000	16/01/2017