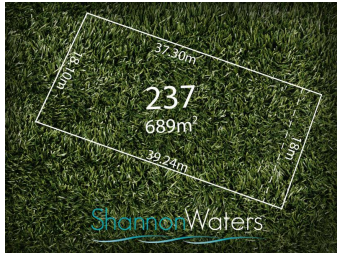


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 KINGFISHER ROAD, BAIRNSDALE, VIC

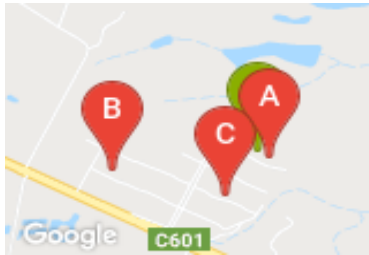


Indicative Selling Price

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

Single Price: \$415,000

MEDIAN SALE PRICE



BAIRNSDALE, VIC, 3875

Suburb Median Sale Price (House)

\$291,000

01 January 2020 to 31 December 2020

Provided by: **pricefinder**

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.



15 KINGFISHER RD, BAIRNSDALE, VIC 3875



Sale Price

\$400,000

Sale Date: 26/11/2019

Distance from Property: 42m



28 WHIPBIRD ST, HILLSIDE, VIC 3875



Sale Price

\$408,000

Sale Date: 06/11/2020

Distance from Property: 475m



11 DIANELLA PL, BAIRNSDALE, VIC 3875



Sale Price

****\$410,000**

Sale Date: 20/11/2020

Distance from Property: 188m



This report has been compiled on 09/01/2021 by Ashwood van Reyk Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2021 - 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

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address
Including suburb and

11 KINGFISHER ROAD, BAIRNSDALE, VIC 3875

Indicative selling price

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

Single Price:

\$415,000

Median sale price

Median price

\$291,000

Property type

Vacant Land

Suburb

BAIRNSDALE

Period

01 January 2020 to 31 December 2020

Source

pricfinder

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

15 KINGFISHER RD, BAIRNSDALE, VIC 3875	\$400,000	26/11/2019
28 WHIPBIRD ST, HILLSIDE, VIC 3875	\$408,000	06/11/2020
11 DIANELLA PL, BAIRNSDALE, VIC 3875	**\$410,000	20/11/2020

This Statement of Information was prepared

09/01/2021