

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

28 VERDELL 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

\$750,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$445,000

Property type

House

Suburb

Bairnsdale

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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

2 WHISTLER DRIVE BAIRNSDALE VIC 3875	\$712,500	27-Aug-24
24 VERDELL STREET BAIRNSDALE VIC 3875	\$843,000	01-Jun-25
96 FRANCIS STREET BAIRNSDALE VIC 3875	\$850,000	29-May-25

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.~~

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**2 WHISTLER DRIVE BAIRNSDALE
VIC 3875**

Sold Price

\$712,500

Sold Date **27-Aug-24**

 4  2  2

Distance **0.05km**



**24 VERDELL STREET BAIRNSDALE
VIC 3875**

Sold Price

\$843,000

Sold Date **01-Jun-25**

 4  2  2

Distance **0.04km**



**96 FRANCIS STREET BAIRNSDALE
VIC 3875**

Sold Price

\$850,000

Sold Date **29-May-25**

 4  2  6

Distance **4.28km**

RS = Recent sale

UN = Undisclosed Sale

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