

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

7 FLYCATCHER WAY 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

\$209,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$445,000

Property type

Other

Suburb

Bairnsdale

Period-from

01 Aug 2024

to

31 Jul 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

LOT 508 KINGFISHER DRIVE BAIRNSDALE VIC 3875	\$195,000	11-Sep-24
LOT 507 KINGFISHER DRIVE BAIRNSDALE VIC 3875	\$195,000	03-Dec-24
LOT 504 KINGFISHER DRIVE BAIRNSDALE VIC 3875	\$189,500	21-Feb-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.

This Statement of Information was prepared on: 27 August 2025

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**LOT 508 KINGFISHER DRIVE
BAIRNSDALE VIC 3875**

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Sold Price

\$195,000

Sold Date

11-Sep-24

Distance

0.55km



**LOT 507 KINGFISHER DRIVE
BAIRNSDALE VIC 3875**

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Sold Price

Sold Date

03-Dec-24

Distance

0.57km



**LOT 504 KINGFISHER DRIVE
BAIRNSDALE VIC 3875**

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Sold Price

\$189,500

Sold Date

21-Feb-25

Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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