

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

24A GREENE 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

\$449,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$290,000

Property type

Unit

Suburb

Bairnsdale

Period-from

01 Jul 2021

to

30 Jun 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

| | | |
|---------------------------------------|-----------|-----------|
| 47 CALVERT STREET BAIRNSDALE VIC 3875 | \$460,000 | 05-Feb-22 |
| 13 KELSEY COURT BAIRNSDALE VIC 3875 | \$447,000 | 25-Feb-22 |
| 87 MORONEY STREET BAIRNSDALE VIC 3875 | \$435,000 | 01-Apr-22 |

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: 05 July 2022



47 CALVERT STREET BAIRNSDALE Sold Price

\$460,000 Sold Date **05-Feb-22**

 3  1  2

Distance **0.44km**



13 KELSEY COURT BAIRNSDALE Sold Price

\$447,000 Sold Date **25-Feb-22**

 3  2  3

Distance **1.76km**



87 MORONEY STREET
BAIRNSDALE VIC 3875

Sold Price

\$435,000 Sold Date **01-Apr-22**

 3  1  2

Distance **1.46km**

RS = Recent sale

UN = Undisclosed Sale

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