# 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

11 Moroney 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	\$296,500	<del>or range</del> <del>between</del>	&	

#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$269,000	Prope	erty type House		Suburb	Bairnsdale	
Period-from	01 Nov 2018	to	31 Oct 2	2019	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	
5 Bull Street Bairnsdale VIC 3875	\$260,000	23-Oct-18	
126 McKean Street Bairnsdale VIC 3875	\$274,000	27-Aug-19	
127 Moroney Street Bairnsdale VIC 3875	\$270,000	01-Apr-19	

#### OR

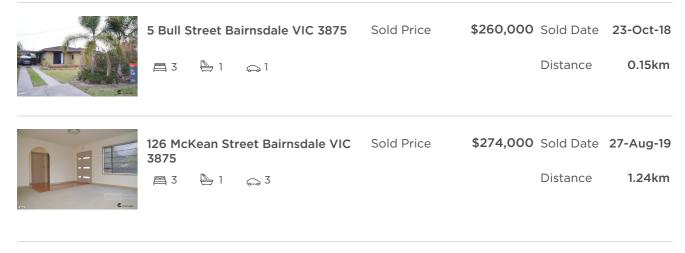
**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 19 November 2019



consumer.vic.gov.au







127 Moroney Street Bairnsdale VIC 3875	Sold Price	\$270,000	Sold Date	01-Apr-19
🖺 3 🖺 1 🞧 1			Distance	1.28km

#### RS = Recent sale UN = Undisclosed Sale

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