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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

44 Moroney Street Bairnsdale VIC 3875

2
 1
 2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$225,000




## Median Sale Price

\$260,000 Houses in Bairnsdale between 01 May 2018 - 30 Apr 2019

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 5 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.

	<b>10 McKean Street Bairnsdale VIC 3875</b> 3  1  1	Sold Price	<b>\$225,000</b>	Sold Date	<b>05-Jun-18</b>	Distance	<b>0.28km</b>
	<b>83 Moroney Street Bairnsdale VIC 3875</b> 3  1  4	Sold Price	<b>\$223,000</b>	Sold Date	<b>31-Jul-18</b>	Distance	<b>0.36km</b>
	<b>14 Morgan Street Bairnsdale VIC 3875</b> 3  1  1	Sold Price	<b>\$230,000</b>	Sold Date	<b>03-Apr-19</b>	Distance	<b>0.41km</b>

RS = Recent sale

UN = Undisclosed Sale

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