

## 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

203 NICHOLSON STREET BAIRNSDALE VIC 3875

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$395,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$438,500

Property type

House

Suburb

Bairnsdale

Period-from

01 Mar 2023

to

29 Feb 2024

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
12 MCKEAN STREET BAIRNSDALE VIC 3875	\$375,000	06-Feb-24
123 MACLEOD STREET BAIRNSDALE VIC 3875	\$370,000	20-Sep-23
18 TURNBULL STREET BAIRNSDALE VIC 3875	\$425,000	20-Mar-24

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: 25 March 2024

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12 MCKEAN STREET BAIRNSDALE  
VIC 3875

 3  1  -

Sold Price

<sup>RS</sup>

\$375,000

Sold Date

06-Feb-24

Distance

1.22km



123 MACLEOD STREET  
BAIRNSDALE VIC 3875

 3  1  -

Sold Price

\$370,000

Sold Date

20-Sep-23

Distance

0.8km



18 TURNBULL STREET  
BAIRNSDALE VIC 3875

 3  1  2

Sold Price

<sup>RS</sup>

\$425,000

<sup>UN</sup>

Sold Date

20-Mar-24

Distance

0.8km

RS = Recent sale

UN = Undisclosed Sale

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