

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



29 DREVERMANN STREET, BAIRNSDALE,  3  1  2

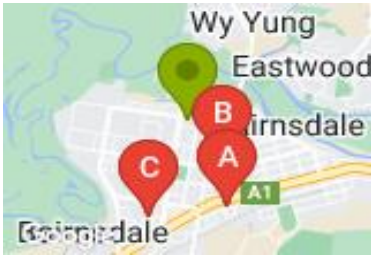
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **\$275,000 to \$300,000**

Provided by: Sales Bairnsdale, LJ Hooker Bairnsdale

MEDIAN SALE PRICE



BAIRNSDALE, VIC, 3875

Suburb Median Sale Price (House)

\$452,500

01 April 2023 to 31 March 2024

Provided by: 

COMPARABLE PROPERTIES

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.



220 MACLEOD ST, BAIRNSDALE, VIC 3875

 3  1  4

Sale Price

\$340,000

Sale Date: 11/10/2023

Distance from Property: 1.3km



34 DAWSON ST, BAIRNSDALE, VIC 3875

 3  2  2

Sale Price

\$320,000

Sale Date: 26/07/2023

Distance from Property: 754m



19 OBRIEN ST, BAIRNSDALE, VIC 3875

 3  1  2

Sale Price

\$330,000

Sale Date: 24/03/2023

Distance from Property: 1.5km



This report has been compiled on 19/04/2024 by LJ Hooker Bairnsdale. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address
Including suburb and
postcode

29 DREVERMANN STREET, BAIRNSDALE, VIC 3875

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$275,000 to \$300,000

Median sale price

Median price

\$452,500

Property type

House

Suburb

BAIRNSDALE

Period

01 April 2023 to 31 March 2024

Source

pricfinder

Comparable property sales

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

220 MACLEOD ST, BAIRNSDALE, VIC 3875	\$340,000	11/10/2023
34 DAWSON ST, BAIRNSDALE, VIC 3875	\$320,000	26/07/2023
19 OBRIEN ST, BAIRNSDALE, VIC 3875	\$330,000	24/03/2023

This Statement of Information was prepared on:

19/04/2024