

## 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

4 BREDT 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

\$400,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$426,000

Property type

House

Suburb

Bairnsdale

Period-from

01 Apr 2023

to

31 Mar 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

3 CROOKE STREET EAST BAIRNSDALE VIC 3875	\$400,000	01-Mar-24
117 MORONEY STREET BAIRNSDALE VIC 3875	\$425,000	08-Nov-23
16 POWER STREET BAIRNSDALE VIC 3875	\$390,000	21-Sep-23

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: 15 April 2024



**3 CROOKE STREET EAST  
BAIRNSDALE VIC 3875**

 3  1  1

Sold Price **\$400,000** Sold Date **01-Mar-24**

Distance **4.46km**



**117 MORONEY STREET  
BAIRNSDALE VIC 3875**

 3  1  1

Sold Price **\$425,000** Sold Date **08-Nov-23**

Distance **0.83km**



**16 POWER STREET BAIRNSDALE  
VIC 3875**

 3  1  1

Sold Price **\$390,000** Sold Date **21-Sep-23**

Distance **3.25km**

RS = Recent sale      UN = Undisclosed Sale

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