

### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 25 TAYLOR STREET, BAIRNSDALE, VIC







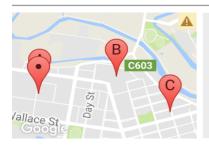
**Indicative Selling Price** 

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

Single Price: \$250,000.00

Provided by: Ross Tucker, LJ Hooker Bairnsdale

### **MEDIAN SALE PRICE**



## **BAIRNSDALE, VIC, 3875**

**Suburb Median Sale Price (House)** 

\$270,000

01 July 2016 to 30 June 2017

Provided by: **pricefinder** 

### **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.



13 TAYLOR ST, BAIRNSDALE, VIC 3875







Sale Price

**Price Withheld** 

Sale Date: 30/05/2017

Distance from Property: 101m





15 SCOTT ST, BAIRNSDALE, VIC 3875







Sale Price \$260,000

Sale Date: 07/02/2017

Distance from Property: 1km





26 MCCULLOCH ST, BAIRNSDALE, VIC 3875







**Sale Price** 

\$250.000

Sale Date: 29/12/2016

Distance from Property: 1.7km



# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

Property offered for sale
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Address Including suburb and postcode	25 TAYLOR STREET, BAIRNSDALE, VIC 3875
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#### Indicative selling price

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

Single Price:	\$250,000.00
cg.c :c	Ψ200,000.00

## Median sale price

Median price	e \$270,000 House X		Unit	Suburb	BAIRNSDALE
Period	01 July 2016 to 30 June 2017		Source	p	ricefinder

## 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
13 TAYLOR ST, BAIRNSDALE, VIC 3875	Price Withheld	30/05/2017
15 SCOTT ST, BAIRNSDALE, VIC 3875	\$260,000	07/02/2017
26 MCCULLOCH ST, BAIRNSDALE, VIC 3875	\$250,000	29/12/2016

