

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



203 NICHOLSON STREET, BAIRNSDALE, 📛 2 🕒 1







Indicative Selling Price

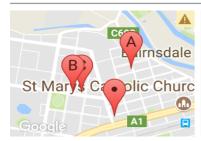
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$215,000 to \$235,000

Provided by: Sales, 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.



22 GRANT ST, BAIRNSDALE, VIC 3875







Sale Price

Price Withheld

Sale Date: 05/05/2017

Distance from Property: 722m





40 WALLACE ST, BAIRNSDALE, VIC 3875







Sale Price

\$210,000

Sale Date: 23/03/2017

Distance from Property: 645m





26 WALLACE ST, BAIRNSDALE, VIC 3875







Sale Price

\$225.000

Sale Date: 20/04/2017

Distance from Property: 555m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	203 NICHOLSON STREET, BAIRNSDALE, VIC 3875
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Indicative selling price

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

Price Range: \$215,000 to \$235,000

Median sale price

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

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
22 GRANT ST, BAIRNSDALE, VIC 3875	Price Withheld	05/05/2017
40 WALLACE ST, BAIRNSDALE, VIC 3875	\$210,000	23/03/2017
26 WALLACE ST, BAIRNSDALE, VIC 3875	\$225,000	20/04/2017

