

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**203 NICHOLSON STREET, BAIRNSDALE,**  2  1  1

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://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: 

## 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**  2  1  2

Sale Price

**Price Withheld**

Sale Date: 05/05/2017

Distance from Property: 722m



**40 WALLACE ST, BAIRNSDALE, VIC 3875**  2  1  1

Sale Price

**\$210,000**

Sale Date: 23/03/2017

Distance from Property: 645m



**26 WALLACE ST, BAIRNSDALE, VIC 3875**  3  1  1

Sale Price

**\$225,000**

Sale Date: 20/04/2017

Distance from Property: 555m



This report has been compiled on 11/08/2017 by LJ Hooker Bairnsdale. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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 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)

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

### Median sale price

Median price \$270,000

House

Unit

Suburb

BAIRNSDALE

Period 01 July 2016 to 30 June 2017

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
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