

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



75 PEARSON STREET, BAIRNSDALE, VIC  4  2  3

Indicative Selling Price

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

Price Range: **\$369,000 to \$375,000**

Provided by: Ross Tucker, LJ Hooker Bairnsdale

MEDIAN SALE PRICE



BAIRNSDALE, VIC, 3875

Suburb Median Sale Price (House)

\$269,500

01 October 2016 to 30 September 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.



47 ANDERSON ST, BAIRNSDALE, VIC 3875  3  2  5

Sale Price

\$380,000

Sale Date: 12/04/2017

Distance from Property: 829m



173 NICHOLSON ST, BAIRNSDALE, VIC 3875  3  2  1

Sale Price

\$380,000

Sale Date: 04/04/2017

Distance from Property: 265m



31 MITCHELL ST, BAIRNSDALE, VIC 3875  3  2  2

Sale Price

\$390,000

Sale Date: 23/01/2017

Distance from Property: 295m



This report has been compiled on 12/10/2017 by LJ Hooker Bairnsdale. Property Data Solutions Pty Ltd 2017 - 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

75 PEARSON STREET, BAIRNSDALE, VIC 3875

Indicative selling price

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

Price Range: \$369,000 to \$375,000

Median sale price

Median price

\$269,500

House

Unit

Suburb

BAIRNSDALE

Period

01 October 2016 to 30 September 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
47 ANDERSON ST, BAIRNSDALE, VIC 3875	\$380,000	12/04/2017
173 NICHOLSON ST, BAIRNSDALE, VIC 3875	\$380,000	04/04/2017
31 MITCHELL ST, BAIRNSDALE, VIC 3875	\$390,000	23/01/2017