

### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## 10 RILEY STREET, BAIRNSDALE, VIC 3875 🕮 3 🕒 1 🚓 2







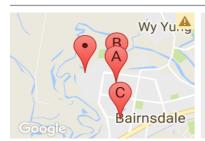
**Indicative Selling Price** 

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

Single Price: \$350,000.00

Provided by: Ross Tucker, LJ Hooker Bairnsdale

#### **MEDIAN SALE PRICE**



# **BAIRNSDALE, VIC, 3875**

**Suburb Median Sale Price (House)** 

\$282,500

01 January 2017 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.



#### 4 KEYTE CRT, BAIRNSDALE, VIC 3875







Sale Price

\$340,000

Sale Date: 05/09/2016

Distance from Property: 870m





## 89 WILLIAMS PDE, BAIRNSDALE, VIC 3875







Sale Price

\$340,000

Sale Date: 13/08/2016

Distance from Property: 837m





# 71 VICTORIA ST, BAIRNSDALE, VIC 3875







Sale Price

\$320,000

Sale Date: 26/07/2016

Distance from Property: 1.6km



# 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	10 RILEY 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:	\$350,000.00

## Median sale price

Median price	\$282,500	House	Unit	Suburb	BAIRNSDALE
Period	01 January 2017 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
4 KEYTE CRT, BAIRNSDALE, VIC 3875	\$340,000	05/09/2016
89 WILLIAMS PDE, BAIRNSDALE, VIC 3875	\$340,000	13/08/2016
71 VICTORIA ST, BAIRNSDALE, VIC 3875	\$320,000	26/07/2016

