

### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## 4 STOKES COURT, BAIRNSDALE, VIC 3875 4 🕒 2 😂 2







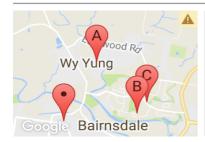
**Indicative Selling Price** 

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

Single Price: \$385,000

Provided by: Sales, 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: **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 THE BVDE, WY YUNG, VIC 3875







Sale Price

\$385,000

Sale Date: 19/09/2016

Distance from Property: 1.9km





46 GATEHOUSE DR, EASTWOOD, VIC 3875







Sale Price

\$369,000

Sale Date: 30/08/2016

Distance from Property: 1.9km





102 FLINNS RD, EASTWOOD, VIC 3875







Sale Price

\$385,000

Sale Date: 21/07/2016

Distance from Property: 2.2km



## 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	4 STOKES COURT, BAIRNSDALE, VIC 3875
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#### Indicative selling price

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

Single Price:	\$385,000
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## Median sale price

Median price	\$269,500	House	Unit	Suburb	BAIRNSDALE
Period	01 October 2016 to 30 September 2017		Source		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 THE BVDE, WY YUNG, VIC 3875	\$385,000	19/09/2016
46 GATEHOUSE DR, EASTWOOD, VIC 3875	\$369,000	30/08/2016
102 FLINNS RD, EASTWOOD, VIC 3875	\$385,000	21/07/2016

