

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: 

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  4  2  2

Sale Price

\$385,000

Sale Date: 19/09/2016

Distance from Property: 1.9km



46 GATEHOUSE DR, EASTWOOD, VIC 3875  4  2  2

Sale Price

\$369,000

Sale Date: 30/08/2016

Distance from Property: 1.9km



102 FLINNS RD, EASTWOOD, VIC 3875  4  2  3

Sale Price

\$385,000

Sale Date: 21/07/2016

Distance from Property: 2.2km



This report has been compiled on 10/10/2017 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

4 STOKES COURT, BAIRNSDALE, VIC 3875

Indicative selling price

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

Single Price: \$385,000

Median sale price

Median price \$269,500

House

Unit

Suburb

BAIRNSDALE

Period

01 October 2016 to 30 September 2017

Source



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