



# STATEMENT OF INFORMATION

55 DAY STREET, BAIRNSDALE, VIC 3875

PREPARED BY DENNIS VAN REYK, LJ HOOKER BAIRNSDALE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**55 DAY STREET, BAIRNSDALE, VIC 3875**

 3  1  1

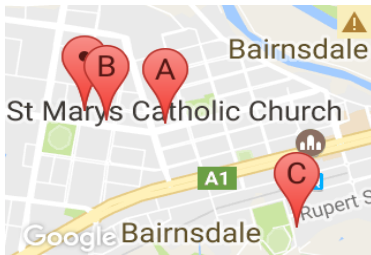
Indicative Selling Price

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

**\$270,000**

Provided by: Dennis Van Reyk, LJ Hooker Bairnsdale

## SUBURB MEDIAN



**BAIRNSDALE, VIC, 3875**

Suburb Median Sale Price (House)

**\$256,000**

01 April 2016 to 31 March 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.



**100 PEARSON ST, BAIRNSDALE, VIC 3875**

 3  1  1

Sale Price

**Price Withheld**

Sale Date: 24/05/2017

Distance from Property: 533m



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

 3  1  1

Sale Price

**Price Withheld**

Sale Date: 01/05/2017

Distance from Property: 155m



**31 MACARTHUR ST, BAIRNSDALE, VIC 3875**

 3  1  -

Sale Price

**Price Withheld**

Sale Date: 24/04/2017

Distance from Property: 1.6km



This report has been compiled on 02/06/2017 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

55 DAY 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)

Single Price / Range

\$270,000

### Median sale price

Median price

\$256,000

House

Unit

Suburb

BAIRNSDALE

Period

01 April 2016 to 31 March 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
100 PEARSON ST, BAIRNSDALE, VIC 3875	Price Withheld	24/05/2017
26 WALLACE ST, BAIRNSDALE, VIC 3875	Price Withheld	01/05/2017
31 MACARTHUR ST, BAIRNSDALE, VIC 3875	Price Withheld	24/04/2017