

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

13 Davies Street BAIRNSDALE VIC 3875

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$325,000

Median sale price

Median price

\$299000

Property type

House

Suburb

Bairnsdale

Period - From

1/3/2020

to

28/2/2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

Address of comparable property	Price	Date of sale
1 31 Dahlsen Crescent Bairnsdale VIC 3875	\$275,000	17/2/2021
2 80 Ligar Street Bairnsdale VIC 3875	\$267,000	23/3/2021
3 12 Dahlsen Crescent Bairnsdale VIC 3875	\$290,000	2/11/2020

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:

2/6/2021
