

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 and
postcode

15 GRANT 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

\$439,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$426,000

Property type

House

Suburb

Bairnsdale

Period-from

01 Apr 2023

to

31 Mar 2024

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

57 DAY STREET BAIRNSDALE VIC 3875	\$400,000	21-Dec-23
10 ALLISON COURT BAIRNSDALE VIC 3875	\$430,000	11-Sep-23
45 PEARSON STREET BAIRNSDALE VIC 3875	\$460,000	27-Nov-23

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: 24 April 2024



Located nearby
57 Day Street, Bairnsdale



57 DAY STREET BAIRNSDALE VIC 3875

Sold Price

\$400,000

Sold Date

21-Dec-23



3



1



1

Distance

0.88km



10 ALLISON COURT BAIRNSDALE VIC 3875

Sold Price

\$430,000

Sold Date

11-Sep-23



3



1



2

Distance

1.7km



45 PEARSON STREET BAIRNSDALE VIC 3875

Sold Price

^{RS} **\$460,000** ^{UN}

Sold Date

27-Nov-23



3



1



2

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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