

## 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

202 NICHOLSON 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) (\*Delete single price or range as applicable)

Single Price

\$1,080,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$430,000

Property type

House

Suburb

Bairnsdale

Period-from

01 Jan 2024

to

31 Dec 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

52 PEARSON STREET BAIRNSDALE VIC 3875	\$760,000	28-Jun-24
27 JONES BAY DRIVE EAST BAIRNSDALE VIC 3875	\$1,380,000	<del>23-Jun-17</del> NOV 2023
32 MURPHY STREET BAIRNSDALE VIC 3875	\$650,000	24-Jan-24

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 January 2025



**52 PEARSON STREET BAIRNSDALE** Sold Price **\$760,000** Sold Date **28-Jun-24**  
**VIC 3875**  
 🏠 3 🚗 2 🔄 2 Distance **0.3km**



**27 JONES BAY DRIVE EAST** Sold Price **\$1,380,000** Sold Date **NOV 2023**  
**BAIRNSDALE VIC 3875**  
 🏠 5 🚗 3 🔄 8 Distance **3.77km**  
~~23-Jun-17~~



**32 MURPHY STREET BAIRNSDALE** Sold Price **\$650,000** Sold Date **24-Jan-24**  
**VIC 3875**  
 🏠 3 🚗 2 🔄 1 Distance **0.81km**



**74 FRANCIS STREET BAIRNSDALE** Sold Price **\$645,000** Sold Date **09-Oct-24**  
**VIC 3875**  
 🏠 4 🚗 2 🔄 3 Distance **0.15km**

RS = Recent sale      UN = Undisclosed Sale

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