

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

200 BENGWORDEN ROAD 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

or range
between

\$1,100,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$442,000

Property type

House

Suburb

Bairnsdale

Period-from

01 May 2024

to

30 Apr 2025

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

78 CENTRE GOON NURE ROAD FORGE CREEK VIC 3875	\$860,000	19-Nov-24
875 BENGWORDEN ROAD GOON NURE VIC 3875	\$970,000	15-Aug-23
700 LOWER GOON NURE ROAD GOON NURE VIC 3875	\$1,350,000	27-May-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: 21 May 2025

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**78 CENTRE GOON NURE ROAD
FORGE CREEK VIC 3875**

3 2 -

Sold Price **\$860,000** Sold Date **19-Nov-24**Distance **3.23km****875 BENGWORDEN ROAD GOON
NURE VIC 3875**

3 2 4

Sold Price **\$970,000** Sold Date **15-Aug-23**Distance **6.53km****700 LOWER GOON NURE ROAD
GOON NURE VIC 3875**

4 2 10

Sold Price **\$1,350,000** Sold Date **27-May-24**Distance **12.76km**

RS = Recent sale

UN = Undisclosed Sale

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