

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

2/2 BURNS 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

\$300,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$360,750

Property type

Unit

Suburb

Bairnsdale

Period-from

01 Jul 2024

to

30 Jun 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

2/70 BALLANTINE STREET BAIRNSDALE VIC 3875	\$295,000	19-Nov-24
2/107 DAY STREET BAIRNSDALE VIC 3875	\$304,000	14-Apr-25
1/20 ANDERSON STREET BAIRNSDALE VIC 3875	\$342,500	17-Apr-25

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.~~

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Mark Ashley
P 0351532929
M 0409001987
E mark.ashley@obre.com.au

	2/70 BALLANTINE STREET BAIRNSDALE VIC 3875	Sold Price	\$295,000	Sold Date	19-Nov-24
 2  1  2				Distance	0.41km
	2/107 DAY STREET BAIRNSDALE VIC 3875	Sold Price	\$304,000	Sold Date	14-Apr-25
 2  1  -				Distance	1.2km
	1/20 ANDERSON STREET BAIRNSDALE VIC 3875	Sold Price	\$342,500	Sold Date	17-Apr-25
 2  1  1				Distance	1.42km

RS = Recent sale **UN** = Undisclosed Sale

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