

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

14 KELSEY COURT 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

\$450,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,500

Property type

House

Suburb

Bairnsdale

Period-from

01 Feb 2024

to

31 Jan 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

8 ANDERSON STREET BAIRNSDALE VIC 3875	\$450,000	24-Oct-24
9 ALVIN COURT BAIRNSDALE VIC 3875	\$455,000	30-Aug-23
163 MORONEY STREET BAIRNSDALE VIC 3875	\$462,000	03-Apr-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: 18 February 2025

Lauchlan McLean

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E Lauchlan.mclean@obrienrealestate.com.au**8 ANDERSON STREET
BAIRNSDALE VIC 3875** 3  1  -

Sold Price

\$450,000

Sold Date

24-Oct-24

Distance

1.69km**9 ALVIN COURT BAIRNSDALE VIC
3875** 3  2  4

Sold Price

\$455,000

Sold Date

30-Aug-23

Distance

0.22km**163 MORONEY STREET
BAIRNSDALE VIC 3875** 3  1  -

Sold Price

\$462,000

Sold Date

03-Apr-24

Distance

0.56km**RS** = Recent sale**UN** = Undisclosed Sale

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