

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

79 Crooke Street East 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

\$329,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$289,000

Property type

House

Suburb

East Bairnsdale

Period-from

01 Jul 2019

to

30 Jun 2020

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

10 Eastcoast Court East Bairnsdale VIC 3875	\$315,000	22-Nov-19
20A McEacharn Street East Bairnsdale VIC 3875	\$335,000	11-Jan-20
10 Hudson Crescent Lucknow VIC 3875	\$345,000	30-Apr-20

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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**10 Eastcoast Court East Bairnsdale
VIC 3875**

3 2 2

Sold Price

\$315,000

Sold Date

22-Nov-19

Distance

0.51km



**20A McEacharn Street East
Bairnsdale VIC 3875**

3 1 1

Sold Price

\$335,000

Sold Date

11-Jan-20

Distance

0.78km



**10 Hudson Crescent Lucknow VIC
3875**

3 2 1

Sold Price

\$345,000

Sold Date

30-Apr-20

Distance

1.65km

Notes from your agent

Brand new townhouse with good quality fixtures and fittings including stone bench tops, timber paneling on the walls. Also has a small alfresco and landscaped front garden.

RS = Recent sale

UN = Undisclosed Sale

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