Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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13 LAWLESS STREET BAIRNSDALE VIC 3875						
see consumer.vic	:.gov.au	/underquoti	ng (*De	lete single price	e or range a	s applicable)
\$739,000	1(1)				&	
Median sale price (*Delete house or unit as applicable)						
\$425,000	Property type		Cor	mmercial	Suburb	Bairnsdale
01 Dec 2023	to 30 Nov 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						
	see consumer.vice \$739,000 slicable) \$425,000 01 Dec 2023 ales (*Delete A properties sold with the representative consumer.vice	see consumer.vic.gov.au \$739,000 Slicable) \$425,000 Proposition Of Dec 2023 to Ales (*Delete A or B be properties sold within five Its representative consider	see consumer.vic.gov.au/underquoti \$739,000 or rang between slicable) \$425,000 Property type 01 Dec 2023 to 30 Nov 2 ales (*Delete A or B below as a properties sold within five kilometres or be representative considers to be most	see consumer.vic.gov.au/underquoting (*De \$739,000 or range between statements) Slicable) \$425,000 Property type Cor 01 Dec 2023 to 30 Nov 2024 Sales (*Delete A or B below as application of the properties sold within five kilometres of the properties within five kilometres	see consumer.vic.gov.au/underquoting (*Delete single price \$739,000 or range between \$100 between \$100 or range between \$100 or rang	see consumer.vic.gov.au/underquoting (*Delete single price or range a \$739,000

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: 13 December 2024



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