

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### LOT 31 / 83 LUCKNOW STREET, EAST BAIRNSDALE

#### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$149,000**

Provided by: Carly Hine, LJ Hooker Bairnsdale

## MEDIAN SALE PRICE



### EAST BAIRNSDALE, VIC, 3875

Suburb Median Sale Price (Vacant Land)

**\$149,000**

1st July 2024 to 30th June 2025

Provided by: pricefinder

## COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.



### 27 CLOTHIER CRES, EAST BAIRNSDALE, VIC



Sale Price

**\$155,000**

Sale Date: 15/08/2025

Distance from Property: 752m



### 7 NIELSEN WAY, EAST BAIRNSDALE, VIC 3875



Sale Price

**\$156,000**

Sale Date: 25/10/2024

Distance from Property: 464m



### 3 NIELSEN WAY, EAST BAIRNSDALE, VIC 3875



Sale Price

**\$153,000**

Sale Date: 18/09/2024

Distance from Property: 497m



This report has been compiled on 08/09/2025 by LJ Hooker Bairnsdale. Property Data Solutions Pty Ltd 2026 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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