Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sal	е						
Address Including suburb and postcode	1/17 DAHLSEN CRESCENT BAIRNSDALE VIC 3875						
Indicative selling price For the meaning of this price	e see consumer.vic	e.gov.au	u/underquot	ing (*D	elete single pric	e or range a	as applicable)
Single Price	\$495,000		or range between			&	
Median sale price (*Delete house or unit as applicable)							
Median Price	\$448,000	Property type			House	Suburb	Bairnsdale
Period-from	01 Jun 2024	to 31 May 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							
OR							

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: 16 June 2025



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