

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



LOT 17 / 83 LUCKNOW STREET, EAST BAIRNSDALE

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: **\$159,000**

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

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