



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 or
locality and postcode

11 Three Peaks Rise, Bright Vic 3741

Indicative selling price

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

Single price

\$599,000

Median sale price

Median price

\$519,500

House

X

Unit

Suburb or locality

Bright

Period - From

01/10/2016

to

30/09/2017

Source

REIV

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 eighteen 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
1	8 Karnu Ct BRIGHT 3741	\$590,000	08/02/2017
2	9 The Track BRIGHT 3741	\$571,500	12/05/2017
3	3 Blackwood Bwl BRIGHT 3741	\$570,000	02/12/2016

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 eighteen months.



 3  2  2

Rooms:

Property Type: Land

Land Size: 771 sqm approx

Agent Comments

Comparable Properties



8 Karnu Ct BRIGHT 3741 (VG)

Agent Comments

 3  -  -

Price: \$590,000

Method: Sale

Date: 08/02/2017

Rooms: -

Property Type: House (New - Detached)

Land Size: 727 sqm approx



9 The Track BRIGHT 3741 (REI/VG)

Agent Comments

 3  3  2

Price: \$571,500

Method: Private Sale

Date: 12/05/2017

Rooms: 6

Property Type: House

Land Size: 461 sqm approx



3 Blackwood Bwl BRIGHT 3741 (VG)

Agent Comments

 4  -  -

Price: \$570,000

Method: Sale

Date: 02/12/2016

Rooms: -

Property Type: House (Previously Occupied - Detached)

Land Size: 1228 sqm approx