



 2
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Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
 \$325,000

Median Unit Price
 Year ending March 2017: \$277,500

Comparable Properties



1/26 Gavan St BRIGHT 3741 (REI)

Agent Comments

 3
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Price: \$350,000
Method: Private Sale
Date: 15/08/2016
Rooms: 5
Property Type: Unit
Land Size: 470 sqm



8/16-20 Gavan St BRIGHT 3741 (VG)

Agent Comments

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Price: \$290,000
Method: Sale
Date: 12/04/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



7/2 Gavan St BRIGHT 3741 (VG)

Agent Comments

 2
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Price: \$260,000
Method: Sale
Date: 10/01/2017
Rooms: -
Property Type: Serviced Apartments/Holiday Units (Res)
Land Size: 104 sqm

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

9/20 Gavan Street, Bright Vic 3741

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$325,000

Median sale price

Median price \$277,500

Unit X

Suburb or locality Bright

Period - From 01/04/2016

to

31/03/2017

Source REIV

Comparable property sales

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
1/26 Gavan St BRIGHT 3741	\$350,000	15/08/2016
8/16-20 Gavan St BRIGHT 3741	\$290,000	12/04/2017
7/2 Gavan St BRIGHT 3741	\$260,000	10/01/2017