





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

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)



Price: \$290,000 Method: Sale Date: 12/04/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Agent Comments









Price: \$260,000 Method: Sale Date: 10/01/2017

Rooms: -

Property Type: Serviced Apartments/Holiday

Units (Res)

Land Size: 104 sqm

Agent Comments

Account - Alexander's First National Real Estate | P: (03) 5755 1944 | F: (03) 5755 1183





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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	9/20 Gavan Street, Bright Vic 3741
Including suburb or	, •
locality andpostcode	

Indicative selling price

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

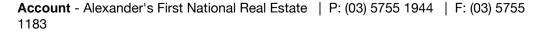
Median sale price

Median price	\$277,500		Unit X	Suburb or lo	ocality 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







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