

## 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

2 Norman Court, Bright Vic 3741

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$595,000

#### Median sale price

Median price \$571,000 House  Unit  Suburb or locality Bright

Period - From 01/04/2018 to 31/03/2019 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 14 Norman Ct BRIGHT 3741	\$670,000	10/04/2019
2 9 Norman Ct BRIGHT 3741	\$570,000	03/08/2018
3 4 Norman Ct BRIGHT 3741	\$567,000	05/06/2018

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.

Gerard Gray  
03 5755 1307  
0439 551 032  
gerard@dickens.com.au



3   2   2

**Rooms:**  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 917 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$595,000  
**Median House Price**  
Year ending March 2019: \$571,000

## Comparable Properties



14 Norman Ct BRIGHT 3741 (RE/VG)

[Agent Comments](#)

4   2   2

**Price:** \$670,000  
**Method:** Private Sale  
**Date:** 10/04/2019  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 801 sqm approx



9 Norman Ct BRIGHT 3741 (VG)

[Agent Comments](#)

3   -   -

**Price:** \$570,000  
**Method:** Sale  
**Date:** 03/08/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 836 sqm approx



4 Norman Ct BRIGHT 3741 (RE/VG)

[Agent Comments](#)

3   2   1

**Price:** \$567,000  
**Method:** Private Sale  
**Date:** 05/06/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 736 sqm approx