

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

Single price \$595,000

Median sale priceMedian 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.



3 2 2

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

Comparable Properties



14 Norman Ct BRIGHT 3741 (REI/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 (REI/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