

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	54 Walkers Lane, Bright Vic 3741
---	----------------------------------

Indicative selling price

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

Single price \$525,000

Median sale price

Median price	\$575,000	House	X	Unit		Suburb or locality	Bright
Period - From	01/01/2018	to	31/12/2018	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		
2		
3		

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.

Mario Paola
03 5755 1307
0429 138 928
mario@dickens.com.au

Indicative Selling Price
\$525,000

Median House Price
Year ending December 2018: \$575,000



 3  1  3

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 556 sqm approx

Agent Comments

Comparable Properties

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.