

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

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	3 Barberry Court, Bright Vic 3741
Including suburb or	
locality andpostcode	

Indicative selling price

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

Single price	\$320,000
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Median sale price

Median price	\$519,500	Hou	ıse X	Unit		Suburb or locality	Bright
Period - From	01/10/2016	to	30/09/2017		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.

Add	dress of comparable property	Price	Date of sale
1	14 Faulkner Rise BRIGHT 3741	\$350,000	22/01/2017
2	8 Faulkner Rise BRIGHT 3741	\$310,000	16/05/2016
3	1 Bakers Gully Rd BRIGHT 3741	\$300,000	06/05/2016

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.







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Indicative Selling Price \$320,000

Median House Price

Year ending September 2017: \$519,500





Rooms:

Property Type: Land

Land Size: 7891 sqm approx

Agent Comments

Comparable Properties

14 Faulkner Rise BRIGHT 3741 (VG)





Price: \$350,000 Method: Sale Date: 22/01/2017 Rooms: -

Property Type: Hobby Farm < 20 ha **Land Size:** 8337 sqm approx

8 Faulkner Rise BRIGHT 3741 (VG)

-







Rooms: -

Property Type: Hobby Farm < 20 ha **Land Size:** 7137 sqm approx

1 Bakers Gully Rd BRIGHT 3741 (VG)





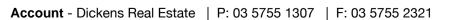


Price: \$300,000

Method: Sale Date: 06/05/2016

Rooms: -

Property Type: Hobby Farm < 20 ha **Land Size:** 8063 sqm approx







The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments

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