

## 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

3 Barberry 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

\$320,000

#### Median sale price

Median price

\$519,500

House

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.

	Address 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.~~

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

**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)

**Agent Comments**



**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)

**Agent Comments**



**Price:** \$310,000  
**Method:** Sale  
**Date:** 16/05/2016  
**Rooms:** -  
**Property Type:** Hobby Farm < 20 ha  
**Land Size:** 7137 sqm approx



### 1 Bakers Gully Rd BRIGHT 3741 (VG)

**Agent Comments**



**Price:** \$300,000  
**Method:** Sale  
**Date:** 06/05/2016  
**Rooms:** -  
**Property Type:** Hobby Farm < 20 ha  
**Land Size:** 8063 sqm approx