

## 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

7 Burke Street, 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 \$340,000

#### Median sale price

Median price \$350,000 House  Unit ☒ Suburb or locality Bright

Period - From 01/04/2017 to 31/03/2018 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	1/6 Butler Ct BRIGHT 3741	\$429,000	27/02/2018
2	2/2 Station St BRIGHT 3741	\$375,000	21/12/2017
3	7/2 Gavan St BRIGHT 3741	\$320,000	14/02/2018

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.



2   1   1

**Rooms:**

**Property Type:** Unit

**Land Size:** 213 sqm approx

**Agent Comments**

## Comparable Properties



**1/6 Butler Ct BRIGHT 3741 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$429,000

**Method:** Private Sale

**Date:** 27/02/2018

**Rooms:** 3

**Property Type:** Unit

**Land Size:** 185 sqm approx



**2/2 Station St BRIGHT 3741 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$375,000

**Method:** Private Sale

**Date:** 21/12/2017

**Rooms:** -

**Property Type:** Unit

**Land Size:** 263 sqm approx



**7/2 Gavan St BRIGHT 3741 (VG)**

**Agent Comments**

2   -   -

**Price:** \$320,000

**Method:** Sale

**Date:** 14/02/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 17 sqm approx