

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 Lumley Drive, Bright Vic 3741

Indicative selling price

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

Single price \$550,000

Median sale price

Median price \$519,500 House ☒ 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	3 Blackwood Bwl BRIGHT 3741	\$570,000	02/12/2016
2	11 Hargreaves Rd BRIGHT 3741	\$560,000	22/07/2016
3	21 Lumley Dr BRIGHT 3741	\$549,000	16/05/2017

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 Lumley Drive, Bright Vic 3741



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Indicative Selling Price
\$550,000

Median House Price
Year ending September 2017: \$519,500



3 -

Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 850 sqm approx
Agent Comments

Comparable Properties



3 Blackwood Bwl BRIGHT 3741 (VG)

Agent Comments

4 - -

Price: \$570,000
Method: Sale
Date: 02/12/2016
Rooms: -
Property Type: House (Previously Occupied - Detached)
Land Size: 1228 sqm approx



11 Hargreaves Rd BRIGHT 3741 (REI/VG)

Agent Comments

4 3 2

Price: \$560,000
Method: Private Sale
Date: 22/07/2016
Rooms: -
Property Type: House
Land Size: 906 sqm approx



21 Lumley Dr BRIGHT 3741 (REI/VG)

Agent Comments

4 2 2

Price: \$549,000
Method: Private Sale
Date: 16/05/2017
Rooms: -
Property Type: House
Land Size: 926 sqm approx