



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

1/47 Delany Avenue, Bright Vic 3741

Indicative selling price

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

Single price \$349,000

Median sale price

Median price \$332,500 House ☐ Unit ☒ Suburb or locality Bright

Period - From 01/01/2017 to 31/12/2017 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	20 Wood St BRIGHT 3741	\$349,000	15/03/2017
2	6/99 Delany Av BRIGHT 3741	\$345,000	18/02/2017
3	18 Wood St BRIGHT 3741	\$340,000	30/01/2017

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  2 

Rooms:

Property Type: Strata Unit/Flat

Land Size: 193 sqm approx

Agent Comments

Comparable Properties



20 Wood St BRIGHT 3741 (REI/VG)

Agent Comments

 2  1  1

Price: \$349,000

Method: Private Sale

Date: 15/03/2017

Rooms: 3

Property Type: Unit

Land Size: 204 sqm approx



6/99 Delany Av BRIGHT 3741 (VG)

Agent Comments

 3  -  -

Price: \$345,000

Method: Sale

Date: 18/02/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



18 Wood St BRIGHT 3741 (REI/VG)

Agent Comments

 2  1  1

Price: \$340,000

Method: Private Sale

Date: 30/01/2017

Rooms: 3

Property Type: Unit

Land Size: 211 sqm approx