

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

10 Karnu Court, Bright Vic 3741

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$810,000

Median sale priceMedian price \$575,000 House ☒ Unit ☐ Suburb or locality Bright

Period - From 01/07/2017 to 30/06/2018 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	7 Kinchela Ct BRIGHT 3741	\$796,000	16/05/2018
2	1 Karnu Ct BRIGHT 3741	\$705,000	26/02/2018
3	5 Karnu Ct BRIGHT 3741	\$675,000	01/12/2017

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.



3 2 2

Rooms:
Property Type: House
Land Size: 702 sqm approx
Agent Comments

Indicative Selling Price
\$810,000

Median House Price
Year ending June 2018: \$575,000

Comparable Properties



7 Kinchela Ct BRIGHT 3741 (REI/VG)

Agent Comments

3 2 5

Price: \$796,000
Method: Private Sale
Date: 16/05/2018
Rooms: 5
Property Type: House
Land Size: 3148 sqm approx



1 Karnu Ct BRIGHT 3741 (REI/VG)

Agent Comments

3 3 2

Price: \$705,000
Method: Private Sale
Date: 26/02/2018
Rooms: 6
Property Type: House
Land Size: 1574 sqm approx



5 Karnu Ct BRIGHT 3741 (REI/VG)

Agent Comments

3 2 4

Price: \$675,000
Method: Private Sale
Date: 01/12/2017
Rooms: 5
Property Type: House
Land Size: 2563 sqm approx