

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 and
postcode

16 THOMPSON STREET BRIGHT VIC 3741

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$915,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Bright

Period-from

01 Aug 2023

to

31 Jul 2024

Source

Corelogic

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 18 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

38 DEACON AVENUE BRIGHT VIC 3741	\$919,000	23-Feb-24
45 HAWTHORN LANE BRIGHT VIC 3741	\$901,000	20-May-24
1 HARGREAVES ROAD BRIGHT VIC 3741	\$890,000	03-Apr-24

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 18 months.~~

This Statement of Information was prepared on: 13 August 2024


**38 DEACON AVENUE BRIGHT VIC
3741**

Sold Price

\$919,000

 Sold Date **23-Feb-24**
 3  1  1

 Distance **0.47km**

**45 HAWTHORN LANE BRIGHT VIC
3741**

Sold Price

^{RS} **\$901,000**

 Sold Date **20-May-24**
 3  1  2

 Distance **0.6km**

**1 HARGREAVES ROAD BRIGHT VIC
3741**

Sold Price

\$890,000

 Sold Date **03-Apr-24**
 3  3  2

 Distance **1.17km**
RS = Recent sale

UN = Undisclosed Sale

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