

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	62b Coronation Avenue, Bright Vic 3741
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**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$630,000	&	\$650,000
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**Median sale price**

Median price	\$571,000	House	X	Unit		Suburb or locality	Bright
Period - From	01/04/2018	to	31/03/2019	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		
2		
3		

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.



**Rooms:**  
**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$630,000 - \$650,000  
**Median House Price**  
Year ending March 2019: \$571,000

## Comparable Properties



**48a Coronation Av BRIGHT 3741 (REI/VG)**

Agent Comments

4 2 6

**Price:** \$695,000  
**Method:** Private Sale  
**Date:** 22/11/2018  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 2158 sqm approx



**5 Halinka Ct BRIGHT 3741 (REI/VG)**

Agent Comments

3 2 3

**Price:** \$550,000  
**Method:** Private Sale  
**Date:** 30/05/2019  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 760 sqm approx

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.