

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

4/51 Delany Avenue, Bright Vic 3741

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

Single price \$469,000

Median sale price

Median price \$347,000

House

Unit

X

Suburb or locality Bright

Period - From 01/01/2018

to

31/12/2018

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		
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.

4/51 Delany Avenue, Bright Vic 3741



Gerard Gray
03 5755 1307
0439 551 032
gerard@dickens.com.au

Indicative Selling Price
\$469,000

Median Unit Price
Year ending December 2018: \$347,000



2 1 2

Rooms:
Property Type: Unit
Land Size: 336 sqm approx
Agent Comments

Comparable Properties

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.