

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

12 Iarias Lane, Bright Vic 3741

Indicative selling price

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

Single price \$995,000

Median sale price

Median price \$605,000

Property Type House

Suburb Bright

Period - From 01/07/2018

to 30/06/2019

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 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
1	4 Bluegum Ct BRIGHT 3741	\$1,600,000	23/08/2018
2	21 Walnut Gr BRIGHT 3741	\$910,000	17/06/2019
3	16 Ashwood Av BRIGHT 3741	\$880,000	01/02/2019

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:

24/09/2019 16:34

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 4  2  2

Property Type: House
Land Size: 16188 sqm approx
Agent Comments

Indicative Selling Price
\$995,000
Median House Price
Year ending June 2019: \$605,000

Comparable Properties

4 Bluegum Ct BRIGHT 3741 (VG)

Agent Comments

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Price: \$1,600,000
Method: Sale
Date: 23/08/2018
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 4740 sqm approx



21 Walnut Gr BRIGHT 3741 (REI/VG)

Agent Comments

 4  3  3

Price: \$910,000
Method: Private Sale
Date: 17/06/2019
Rooms: 7
Property Type: House
Land Size: 2507 sqm approx



16 Ashwood Av BRIGHT 3741 (REI/VG)

Agent Comments

 3  2  3

Price: \$880,000
Method: Private Sale
Date: 01/02/2019
Rooms: 5
Property Type: House
Land Size: 4047 sqm approx