

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

17A Mountbatten Avenue, Bright Vic 3741

Indicative selling price

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

Single price

\$430,000

Median sale price

Median price

\$397,000

House

X

Unit

Suburb or locality

Bright

Period - From

01/07/2016

to

30/06/2017

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 Elm Ct BRIGHT 3741	\$401,500	03/03/2017
2	7 Alpine View Av BRIGHT 3741	\$350,000	10/03/2017
3	6/56 Mountbatten Av BRIGHT 3741	\$273,000	23/07/2016

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
\$430,000

Median House Price
Year ending June 2017: \$397,000

Comparable Properties



7 Elm Ct BRIGHT 3741 (REI/VG)



Price: \$401,500
Method: Private Sale
Date: 03/03/2017
Rooms: 4
Property Type: Townhouse (Single)
Land Size: 366 sqm approx

Agent Comments

Similar quality and land size, had double garage but no kitchen



7 Alpine View Av BRIGHT 3741 (VG)



Price: \$350,000
Method: Sale
Date: 10/03/2017
Rooms: -
Property Type: House (Res)
Land Size: 668 sqm approx

Agent Comments

Older Home on slightly larger land, home not as good.



6/56 Mountbatten Av BRIGHT 3741 (REI/VG)



Price: \$273,000
Method: Private Sale
Date: 23/07/2016
Rooms: -
Property Type: Unit

Agent Comments

Smaller property in owners corporation with a lock up garage