

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

2 Houghs Lane, Bright Vic 3741

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

Single price \$850,000

Median sale price

Median price \$519,500

House

X

Unit

Suburb or locality Bright

Period - From 01/10/2016

to

30/09/2017

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	66 School Rd WANDILIGONG 3744	\$745,000	28/03/2017
2	3 Walkers La BRIGHT 3741	\$690,000	03/03/2017
3	30 Norman Ct BRIGHT 3741	\$675,000	21/03/2017

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  2  3

Rooms:

Property Type: House

Land Size: 4590 sqm approx

Agent Comments

Comparable Properties



66 School Rd WANDILIGONG 3744 (VG)

Agent Comments

 4  -  -

Price: \$745,000

Method: Sale

Date: 28/03/2017

Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 4013 sqm approx



3 Walkers La BRIGHT 3741 (VG)

Agent Comments

 3  -  -

Price: \$690,000

Method: Sale

Date: 03/03/2017

Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 16300 sqm approx



30 Norman Ct BRIGHT 3741 (VG)

Agent Comments

 4  -  -

Price: \$675,000

Method: Sale

Date: 21/03/2017

Rooms: -

Property Type: House (Res)

Land Size: 2987 sqm approx