

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 Gavan Street, Bright Vic 3741

Indicative selling price

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

Single price \$515,000

Median sale price

Median price \$539,500 House ☒ Unit ☐ Suburb or locality Bright

Period - From 01/04/2017 to 31/03/2018 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	5 Alrima Ct BRIGHT 3741	\$500,000	22/01/2018
2	80 Delany Av BRIGHT 3741	\$446,000	10/04/2018
3	10 Alrima Ct BRIGHT 3741	\$445,000	15/02/2018

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.



3 1 2

Rooms:
Property Type: House (Res)
Land Size: 791 sqm approx
Agent Comments

Indicative Selling Price
\$515,000
Median House Price
Year ending March 2018: \$539,500

Comparable Properties



5 Alrima Ct BRIGHT 3741 (REI/VG)

Agent Comments

4 2 2

Price: \$500,000
Method: Private Sale
Date: 22/01/2018
Rooms: -
Property Type: House
Land Size: 746 sqm approx



80 Delany Av BRIGHT 3741 (REI/VG)

Agent Comments

3 1 1

Price: \$446,000
Method: Private Sale
Date: 10/04/2018
Rooms: 4
Property Type: House
Land Size: 1000 sqm approx



10 Alrima Ct BRIGHT 3741 (REI/VG)

Agent Comments

3 1 1

Price: \$445,000
Method: Private Sale
Date: 15/02/2018
Rooms: 4
Property Type: House
Land Size: 661 sqm approx