

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

34 Toorak Road, Bright Vic 3741

Indicative selling price

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

Single price \$725,000

Median sale price

Median price \$605,000

Property Type House

Suburb Bright

Period - From 04/10/2018

to 03/10/2019

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 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	3 Spion Kopje Rd BRIGHT 3741	\$795,000	09/01/2019
2	32 Showers Av BRIGHT 3741	\$675,000	10/10/2018
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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.

This Statement of Information was prepared on:

04/10/2019 13:17



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Property Type:
Land Size: 2400 sqm approx
Agent Comments

Indicative Selling Price
\$725,000
Median House Price
04/10/2018 - 03/10/2019: \$605,000

Comparable Properties



3 Spion Kopje Rd BRIGHT 3741 (VG)

Agent Comments

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Price: \$795,000
Method: Sale
Date: 09/01/2019
Property Type: House (Res)
Land Size: 700 sqm approx

32 Showers Av BRIGHT 3741 (VG)

Agent Comments

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Price: \$675,000
Method: Sale
Date: 10/10/2018
Property Type: House (Res)
Land Size: 1000 sqm approx

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.