Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 34 Toorak Road, Bright Vic 3741

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$725,000								
Median sale price									
Median price	\$605,000	Pro	operty Type Ho	use	Suburb	Bright			
Period - From	04/10/2018	to	03/10/2019	Sourc	ce 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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Ado	dress 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
3			

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









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)

1 - 1 - 1 - 1 - 1

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

32 Showers Av BRIGHT 3741 (VG)

Agent Comments



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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.