

## 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

69 Delany Avenue, Bright Vic 3741

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$570,000

#### Median sale price

Median price \$575,000 House ☒ Unit ☐ Suburb or locality Bright

Period - From 01/07/2017 to 30/06/2018 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	1 Mystery Basin Rise BRIGHT 3741	\$620,000	29/05/2018
2	4 Norman Ct BRIGHT 3741	\$567,000	05/06/2018
3	7 Cindy Ct BRIGHT 3741	\$559,000	04/05/2018

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     3
**Rooms:****Property Type:** House (Previously Occupied - Detached)**Land Size:** 658 sqm approx

Agent Comments

**Indicative Selling Price**

\$570,000

**Median House Price**

Year ending June 2018: \$575,000

## Comparable Properties

**1 Mystery Basin Rise BRIGHT 3741 (REI/VG)**

Agent Comments

 4     2     3
**Price:** \$620,000**Method:** Private Sale**Date:** 29/05/2018**Rooms:** 6**Property Type:** House**Land Size:** 635 sqm approx**4 Norman Ct BRIGHT 3741 (REI/VG)**

Agent Comments

 3     2     1
**Price:** \$567,000**Method:** Private Sale**Date:** 05/06/2018**Rooms:** -**Property Type:** House**Land Size:** 736 sqm approx**7 Cindy Ct BRIGHT 3741 (REI/VG)**

Agent Comments

 3     1     1
**Price:** \$559,000**Method:** Private Sale**Date:** 04/05/2018**Rooms:** 4**Property Type:** House**Land Size:** 1500 sqm approx