

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	4/12 Gavan Street, Bright Vic 3741
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Indicative selling price

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

Single price	\$295,000
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Median sale price

Median price	\$375,000	House		Unit	X	Suburb	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 two kilometres of the property for sale in the last six 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	3/2 Gavan St BRIGHT 3741	\$345,000	27/02/2018
2	7/2 Gavan St BRIGHT 3741	\$320,000	14/02/2018
3	1/51 Delany Av BRIGHT 3741	\$230,000	15/03/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



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Rooms:
Property Type: Unit
Land Size: 175 sqm approx
Agent Comments

Indicative Selling Price
\$295,000
Median Unit Price
Year ending June 2018: \$375,000

Comparable Properties

3/2 Gavan St BRIGHT 3741 (VG)

Agent Comments

2 - -

Price: \$345,000
Method: Sale
Date: 27/02/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



7/2 Gavan St BRIGHT 3741 (VG)

Agent Comments

2 - -

Price: \$320,000
Method: Sale
Date: 14/02/2018
Rooms: -
Property Type: House (Res)
Land Size: 17 sqm approx



1/51 Delany Av BRIGHT 3741 (VG)

Agent Comments

2 - -

Price: \$230,000
Method: Sale
Date: 15/03/2018
Rooms: -
Property Type: Strata Unit/Flat