

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 and
postcode

49 Cobden Street Bright VIC 3741

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$949,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$697,500

Property type

House

Suburb

Bright

Period-from

01 Mar 2020

to

28 Feb 2021

Source

Corelogic

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 18 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

17 Hargreaves Road Bright VIC 3741	\$951,700	15-Dec-20
8 Leader Reef Drive Bright VIC 3741	-	26-Feb-21

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 18 months.

This Statement of Information was prepared on: 09 March 2021



17 Hargreaves Road Bright VIC 3741 Sold Price **\$951,700** Sold Date **15-Dec-20**

 4  3  2

Distance **0.8km**



8 Leader Reef Drive Bright VIC 3741 Sold Price ^{RS UN} Sold Date **26-Feb-21**

 3  2  2

Distance **0.4km**

RS = Recent sale **UN** = Undisclosed Sale

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