

# 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

6/27 Toorak Road, 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

\$567,000

### Median sale price

Median price

\$590,000

Property Type

House

Suburb

Bright

Period - From

07/11/2018

to

06/11/2019

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 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
1	8 Lewis CI BRIGHT 3741	\$590,000	31/07/2019
2	3/39 Bakers Gully Rd BRIGHT 3741	\$560,000	25/06/2019
3	5/27 Toorak Rd BRIGHT 3741	\$515,000	11/02/2019

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:

07/11/2019 09:54



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**Property Type:** Townhouse  
(Single)

**Land Size:** 595 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$567,000

**Median House Price**

07/11/2018 - 06/11/2019: \$590,000

## Comparable Properties



**8 Lewis CI BRIGHT 3741 (VG)**

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**Agent Comments**

**Price:** \$590,000

**Method:** Sale

**Date:** 31/07/2019

**Property Type:** House (Res)

**Land Size:** 608 sqm approx

**3/39 Bakers Gully Rd BRIGHT 3741 (VG)**

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**Agent Comments**

**Price:** \$560,000

**Method:** Sale

**Date:** 25/06/2019

**Property Type:** Flat/Unit/Apartment (Res)



**5/27 Toorak Rd BRIGHT 3741 (VG)**

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**Agent Comments**

Smaller Land size.

**Price:** \$515,000

**Method:** Sale

**Date:** 11/02/2019

**Property Type:** Flat/Unit/Apartment (Res)