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 andpostcode

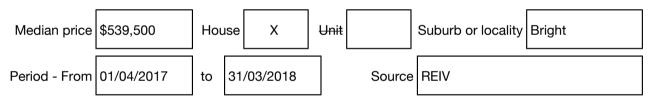
2 Hargreaves Road, Bright Vic 3741 r e

Indicative selling price

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

Single price \$725,000

Median sale price



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	2 Houghs La BRIGHT 3741	\$840,000	27/02/2018
2	10 Karnu Ct BRIGHT 3741	\$689,000	07/09/2017
3	24 Lumley Dr BRIGHT 3741	\$590,000	26/03/2018

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.

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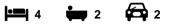
propertydata

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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.







Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 1000 sqm approx

Agent Comments plus 1 bedroom self contained flat

Indicative Selling Price \$725,000 Median House Price Year ending March 2018: \$539,500

Comparable Properties



2 Houghs La BRIGHT 3741 (VG)



Price: \$840,000 Method: Sale Date: 27/02/2018 Rooms: -Property Type: Hobby Farm < 20 ha (Rur) Land Size: 4590 sqm approx

Agent Comments

Agent Comments



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10 Karnu Ct BRIGHT 3741 (REI/VG)

Price: \$689,000 Method: Private Sale Date: 07/09/2017 Rooms: 5 Property Type: House Land Size: 702 sqm approx



24 Lumley Dr BRIGHT 3741 (REI/VG) Age

Agent Comments

Price: \$590,000 Method: Private Sale Date: 26/03/2018 Rooms: 5 Property Type: House Land Size: 912 sqm approx

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