

## 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

37 Cobden Street, 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 \$485,000

**Median sale price**

Median price \$397,000

House

X

Unit

Suburb or locality Bright

Period - From 01/07/2016

to

30/06/2017

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	42 Delany Av BRIGHT 3741	\$466,000	12/04/2017
2	20 Wills St BRIGHT 3741	\$415,000	13/01/2017
3	4 Butler Ct BRIGHT 3741		05/10/2017

**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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**Rooms:**  
**Property Type:** Land  
**Land Size:** 1067 sqm approx  
**Agent Comments**

## Comparable Properties



**42 Delany Av BRIGHT 3741 (VG)**

**Agent Comments**

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**Price:** \$466,000  
**Method:** Sale  
**Date:** 12/04/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 1108 sqm approx



**20 Wills St BRIGHT 3741 (VG)**

**Agent Comments**

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**Price:** \$415,000  
**Method:** Sale  
**Date:** 13/01/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 1030 sqm approx



**4 Butler Ct BRIGHT 3741 (REI)**

**Agent Comments**

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**Price:**  
**Method:** Private Sale  
**Date:** 05/10/2017  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 872 sqm approx