

# 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

7 Iarias Lane, 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 \$850,000

### Median sale price

Median price \$605,000

Property Type House

Suburb Bright

Period - From 01/07/2018

to 30/06/2019

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	16 Ashwood Av BRIGHT 3741	\$880,000	01/02/2019
2	3 Spion Kopje Rd BRIGHT 3741	\$795,000	09/01/2019
3	15 Walnut Gr BRIGHT 3741	\$750,000	18/10/2018

**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 18 months.~~

This Statement of Information was prepared on:

08/10/2019 11:56

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4 2 2

**Property Type:** House  
**Land Size:** 4037 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$850,000  
**Median House Price**  
Year ending June 2019: \$605,000

## Comparable Properties



16 Ashwood Av BRIGHT 3741 (REI/VG)

**Agent Comments**

3 2 3

**Price:** \$880,000  
**Method:** Private Sale  
**Date:** 01/02/2019  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 4047 sqm approx



3 Spion Kopje Rd BRIGHT 3741 (VG)

**Agent Comments**

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**Price:** \$795,000  
**Method:** Sale  
**Date:** 09/01/2019  
**Property Type:** House (Res)  
**Land Size:** 700 sqm approx



15 Walnut Gr BRIGHT 3741 (VG)

**Agent Comments**

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**Price:** \$750,000  
**Method:** Sale  
**Date:** 18/10/2018  
**Property Type:** House (Res)  
**Land Size:** 2040 sqm approx