Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	23c Hawthorn Lane, Bright Vic 3741

Indicative selling price

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

Single price $529,000

Median sale price

Median price $605,000 Property Type House Suburb Bright

Period - From 01/10/2018 to 30/09/2019 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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 Norman Ct BRIGHT 3741	$550,000	29/08/2019
2	5 Halinka Ct BRIGHT 3741	$550,000	30/05/2019
3	54 Walkers La BRIGHT 3741	$505,000	19/07/2019

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 23/10/2019 11:47

23c Hawthorn Lane, Bright Vic 3741



3 1 2

Property Type: House
Land Size: 621.21 sqm approx

Agent Comments

Indicative Selling Price
$529,000
Median House Price
Year ending September 2019: $605,000

Comparable Properties



2 Norman Ct BRIGHT 3741 (REI/VG)

3 2 2

Price: $550,000
Method: Private Sale
Date: 29/08/2019
Rooms: 5
Property Type: House
Land Size: 917 sqm approx

Agent Comments



5 Halinka Ct BRIGHT 3741 (REI/VG)

3 2 3

Price: $550,000
Method: Private Sale
Date: 30/05/2019
Rooms: 5
Property Type: House
Land Size: 760 sqm approx

Agent Comments



54 Walkers La BRIGHT 3741 (REI/VG)

3 1 3

Price: $505,000
Method: Private Sale
Date: 19/07/2019
Rooms: 4
Property Type: House
Land Size: 556 sqm approx

Agent Comments

Account - Dickens Real Estate | P: 03 5755 1307 | F: 03 5755 2321

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.