

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

19 Thompson Street, Bright Vic 3741

Indicative selling price

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

Single price \$530,000

Median sale price

Median price \$575,000 House X Unit Suburb or locality Bright

Period - From 01/07/2017 to 30/06/2018 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 4 Norman Ct BRIGHT 3741	\$567,000	05/06/2018
2 7 Cindy Ct BRIGHT 3741	\$559,000	04/05/2018
3 5 Alrima Ct BRIGHT 3741	\$500,000	22/01/2018

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.

19 Thompson Street, Bright Vic 3741



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5 1 4

Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
\$530,000

Median House Price
Year ending June 2018: \$575,000

Comparable Properties



4 Norman Ct BRIGHT 3741 (REI/VG)

Agent Comments

3 2 1

Price: \$567,000
Method: Private Sale
Date: 05/06/2018
Rooms: -
Property Type: House
Land Size: 736 sqm approx



7 Cindy Ct BRIGHT 3741 (REI/VG)

Agent Comments

3 1 1

Price: \$559,000
Method: Private Sale
Date: 04/05/2018
Rooms: 4
Property Type: House
Land Size: 1500 sqm approx



5 Alrima Ct BRIGHT 3741 (REI/VG)

Agent Comments

4 2 2

Price: \$500,000
Method: Private Sale
Date: 22/01/2018
Rooms: -
Property Type: House
Land Size: 746 sqm approx