



ZIRKY REAL ESTATE

WR1 West St Falls Development, Falls Creek VIC 366

www.zirkyrealestate.com.au

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

31 Mountbatten Ave, Bright VIC 3741

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$1,050,000

Median sale price

Median price \$1,000,000

Property type House

Suburb Bright

Period - From Sep 2023

to

Aug 2024

Source Realestate.com.au

Comparable property sales

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. 3 Mountain Mist Drive, Bright	\$1,000,000	Jul 24
2. 45 Hawthorn Lane, Bright	\$901,000	May 24
3. 24 Mountbatten Ave, Bright	\$932,500	May 24

This Statement of Information was prepared on: 10 Jan 2025