

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

8/3 Church Street, Bright Vic 3741

Indicative selling price

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

Single price \$395,000

Median sale price

Median price \$340,000 House Unit X Suburb or locality Bright

Period - From 01/10/2016 to 30/09/2017 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	20 Wood St BRIGHT 3741	\$349,000	15/03/2017
2	6/99 Delany Av BRIGHT 3741	\$345,000	18/02/2017
3	18 Wood St BRIGHT 3741	\$340,000	30/01/2017

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.~~



Rooms:
Property Type:
Flat/Unit/Apartment (Res)
Land Size: 228 sqm approx
Agent Comments

Comparable Properties



20 Wood St BRIGHT 3741 (REI/VG)

Agent Comments



Price: \$349,000
Method: Private Sale
Date: 15/03/2017
Rooms: 3
Property Type: Unit
Land Size: 204 sqm approx



6/99 Delany Av BRIGHT 3741 (VG)

Agent Comments



Price: \$345,000
Method: Sale
Date: 18/02/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



18 Wood St BRIGHT 3741 (REI/VG)

Agent Comments



Price: \$340,000
Method: Private Sale
Date: 30/01/2017
Rooms: 3
Property Type: Unit
Land Size: 211 sqm approx