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Rooms:
Property Type: Townhouse
(Single)
Agent Comments

Indicative Selling Price
\$449,000

Median House Price
Year ending June 2017: \$397,000

Comparable Properties



5 Blue Wren CI BRIGHT 3741 (VG)

Agent Comments

3 - -

Price: \$559,000
Method: Sale
Date: 05/09/2016
Rooms: -
Property Type: House (Previously Occupied - Detached)
Land Size: 420 sqm approx

3/8 Gavan St BRIGHT 3741 (VG)

Agent Comments

3 - -

Price: \$422,000
Method: Sale
Date: 01/05/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



7/27 Toorak Rd BRIGHT 3741 (REI/VG)

Agent Comments

3 2 1

Price: \$350,000
Method: Private Sale
Date: 01/05/2016
Rooms: 4
Property Type: Townhouse (Single)
Land Size: 385 sqm approx

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

2/27 Toorak Road, Bright Vic 3741

Indicative selling price

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

Single price \$449,000

Median sale price

Median price \$397,000

House X

Suburb or locality Bright

Period - From 01/07/2016

to 30/06/2017

Source REIV

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
5 Blue Wren CI BRIGHT 3741	\$559,000	05/09/2016
3/8 Gavan St BRIGHT 3741	\$422,000	01/05/2017
7/27 Toorak Rd BRIGHT 3741	\$350,000	01/05/2016