

## 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

5 Halinka Court, Bright Vic 3741

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$550,000

#### Median sale price

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

Period - From 01/01/2018 to 31/12/2018 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	9 Norman Ct BRIGHT 3741	\$570,000	03/08/2018
2	4 Claret Ct BRIGHT 3741	\$525,000	18/10/2018
3	127 Delany Av BRIGHT 3741	\$525,000	11/10/2018

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.



 3  2  2

**Rooms:**

**Property Type:** Land

**Land Size:** 760 sqm approx

**Agent Comments**

## Comparable Properties



**9 Norman Ct BRIGHT 3741 (VG)**

**Agent Comments**

 3  -  -

**Price:** \$570,000

**Method:** Sale

**Date:** 03/08/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 836 sqm approx



**4 Claret Ct BRIGHT 3741 (VG)**

**Agent Comments**

 3  -  -

**Price:** \$525,000

**Method:** Sale

**Date:** 18/10/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 459 sqm approx



**127 Delany Av BRIGHT 3741 (VG)**

**Agent Comments**

 3  -  -

**Price:** \$525,000

**Method:** Sale

**Date:** 11/10/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 947 sqm approx