

Statement of Information

Single residential property located in the Melbourne metropolitan area**Section 47AF of the Estate Agents Act 1980****Property offered for sale**Address
Including suburb and
postcode

4/99-103 Delany Avenue, Bright Vic 3741

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$375,000

Median sale price

Median price

\$340,000

House

Unit

X

Suburb

Bright

Period - From

01/07/2016

to

30/06/2017

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within two kilometres of the property for sale in the last six 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	7/27 Toorak Rd BRIGHT 3741	\$350,000	01/05/2016
2	1/26 Gavan St BRIGHT 3741	\$350,000	15/08/2016
3	6/99 Delany Av BRIGHT 3741	\$345,000	18/02/2017

OR

- B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



 3  2 

Rooms:

Property Type: Strata Unit/Flat

Land Size: 260 sqm approx

Agent Comments

Comparable Properties



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



1/26 Gavan St BRIGHT 3741 (REI)

Agent Comments

 3  2  1

Price: \$350,000

Method: Private Sale

Date: 15/08/2016

Rooms: 5

Property Type: Unit

Land Size: 470 sqm approx



6/99 Delany Av BRIGHT 3741 (VG)

Agent Comments

 3  -  -

Price: \$345,000

Method: Sale

Date: 18/02/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)