

## 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

6/2 Gavan Street, Bright Vic 3741

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

Range between \$320,000

&amp;

\$340,000

**Median sale price**

Median price \$575,000

House

X

Unit

Suburb or locality Bright

Period - From 01/07/2017

to

30/06/2018

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	7 Burke St BRIGHT 3741	\$347,000	26/07/2018
2	3/2 Gavan St BRIGHT 3741	\$345,000	27/02/2018
3	7/2 Gavan St BRIGHT 3741	\$320,000	14/02/2018

**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.



 2    -   

**Rooms:**

**Property Type:** Res Investment -  
Holiday Accommodation

Agent Comments

**Indicative Selling Price**

\$320,000 - \$340,000

**Median House Price**

Year ending June 2018: \$575,000

## Comparable Properties



**7 Burke St BRIGHT 3741 (RE/VG)**

Agent Comments

 2    1    1

**Price:** \$347,000

**Method:** Private Sale

**Date:** 26/07/2018

**Rooms:** 3

**Property Type:** Unit

**Land Size:** 213 sqm approx

**3/2 Gavan St BRIGHT 3741 (VG)**

Agent Comments

 2    -    -

**Price:** \$345,000

**Method:** Sale

**Date:** 27/02/2018

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)



**7/2 Gavan St BRIGHT 3741 (VG)**

Agent Comments

 2    -    -

**Price:** \$320,000

**Method:** Sale

**Date:** 14/02/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 17 sqm approx