

gerard@dickens.com.au

Gerard Gray 03 5755 1307 0439 551 032

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 andpostcode

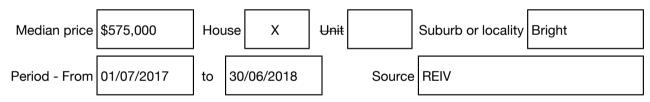
s 6/2 Gavan Street, Bright Vic 3741 r e

Indicative selling price

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

340,000
34

Median sale price



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.

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propertydata

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Rooms: Property Type: Res Investment -Holiday Accommodation Agent Comments Gerard Gray 03 5755 1307 0439 551 032 gerard@dickens.com.au

Indicative Selling Price \$320,000 - \$340,000 Median House Price Year ending June 2018: \$575,000

Comparable Properties



7 Burke St BRIGHT 3741 (REI/VG)



Price: \$347,000 Method: Private Sale Date: 26/07/2018 Rooms: 3 Property Type: Unit Land Size: 213 sqm approx Agent Comments

Agent Comments

3/2 Gavan St BRIGHT 3741 (VG)



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

Price: \$320,000 Method: Sale Date: 14/02/2018 Rooms: -Property Type: House (Res) Land Size: 17 sqm approx

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