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

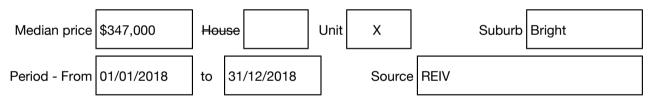
s 3/12 Gavan Street, Bright Vic 3741 d e

Indicative selling price

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

Single price \$299,000

Median sale price



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	3/2 Gavan St BRIGHT 3741	\$345,000	27/02/2018
2	6/2-4 Gavan St BRIGHT 3741	\$340,000	06/10/2018
3	4/12 Gavan St BRIGHT 3741	\$295,000	25/09/2018

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.

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Rooms: Property Type: Unit Land Size: 169 sqm approx Agent Comments Indicative Selling Price \$299,000 Median Unit Price Year ending December 2018: \$347,000

Comparable Properties





Price: \$345,000 Method: Sale Date: 27/02/2018 Rooms: -Property Type: Flat/Unit/Apartment (Res) Agent Comments

Agent Comments



6/2-4 Gavan St BRIGHT 3741 (REI/VG)

1 2 **1 1**

Price: \$340,000 Method: Private Sale Date: 06/10/2018 Rooms: 3 Property Type: Unit Land Size: 107 sqm approx



4/12 Gavan St BRIGHT 3741 (REI/VG)



Agent Comments

Price: \$295,000 Method: Private Sale Date: 25/09/2018 Rooms: 3 Property Type: Unit Land Size: 175 sqm approx

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