

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

11 Kilfinan Crescent, Bright Vic 3741

Indicative selling price

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

Single price

\$675,000

Median sale price

Median price

\$605,000

Property Type

House

Suburb

Bright

Period - From

01/07/2018

to

30/06/2019

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 18 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	2 Mountain Mist Dr BRIGHT 3741	\$745,000	10/07/2019
2	1a Churchill Av BRIGHT 3741	\$620,000	28/02/2019
3	5 Alpine View Av BRIGHT 3741	\$610,000	20/06/2018

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 18 months.~~

This Statement of Information was prepared on:

18/09/2019 12:32



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Property Type: House
Land Size: 499 sqm approx
Agent Comments

Indicative Selling Price
\$675,000
Median House Price
Year ending June 2019: \$605,000

Comparable Properties



2 Mountain Mist Dr BRIGHT 3741 (REI/VG)

Agent Comments

3 3 2

Price: \$745,000
Method: Private Sale
Date: 10/07/2019
Rooms: 6
Property Type: House
Land Size: 486 sqm approx



1a Churchill Av BRIGHT 3741 (REI/VG)

Agent Comments

3 2 1

Price: \$620,000
Method: Private Sale
Date: 28/02/2019
Rooms: 5
Property Type: House
Land Size: 500 sqm approx

5 Alpine View Av BRIGHT 3741 (VG)

Agent Comments

3 - -

Price: \$610,000
Method: Sale
Date: 20/06/2018
Property Type: House (Res)
Land Size: 669 sqm approx