Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address |4 Gavan Street, Bright Vic 3741

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$300,000								
Median sale price									
Median price	\$338,000	Pro	operty Type Vac	ant land	Suburb	Bright			
Period - From	11/06/2020	to	10/06/2021	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.

Ade	dress of comparable property	Price	Date of sale
1	17A Mountain Mist Dr BRIGHT 3741	\$350,000	26/01/2021
2	2B Delany Av BRIGHT 3741	\$290,000	23/07/2020
3	4 Masciorini La BRIGHT 3741	\$305,000	07/07/2020

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:

11/06/2021 09:43



4 Gavan Street, Bright Vic 3741



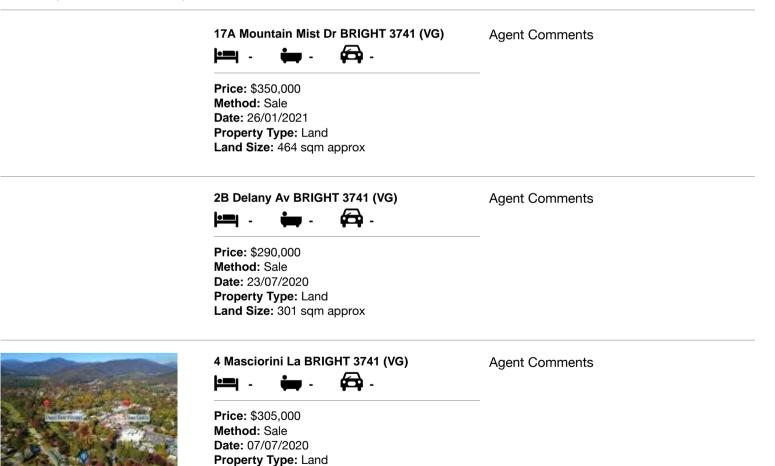




Rooms: 4 Property Type: House Land Size: 790 sqm approx Agent Comments Patrick Richards 03 5221 6488 0402 485 121 patrick@geelongresidential.com.au

Indicative Selling Price \$300,000 Median Land Price 11/06/2020 - 10/06/2021: \$338,000

Comparable Properties



Account - Geelong Commercial Real Estate | P: 03 5221 6488

Land Size: 467 sqm approx





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.