

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

4 Gavan Street, Bright Vic 3741

Indicative selling price

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

Single price

\$300,000

Median sale price

Median price

\$338,000

Property Type

Vacant 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.

	Address 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

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Indicative Selling Price

\$300,000

Median Land Price

11/06/2020 - 10/06/2021: \$338,000



3 1 6

Rooms: 4

Property Type: House

Land Size: 790 sqm approx

Agent Comments

Comparable Properties

17A Mountain Mist Dr BRIGHT 3741 (VG)

Agent Comments

- - -

Price: \$350,000

Method: Sale

Date: 26/01/2021

Property Type: Land

Land Size: 464 sqm approx

2B Delany Av BRIGHT 3741 (VG)

Agent Comments

- - -

Price: \$290,000

Method: Sale

Date: 23/07/2020

Property Type: Land

Land Size: 301 sqm approx



4 Masciorini La BRIGHT 3741 (VG)

Agent Comments

- - -

Price: \$305,000

Method: Sale

Date: 07/07/2020

Property Type: Land

Land Size: 467 sqm approx