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 |15 Leader Reef Drive, Bright Vic 3741

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$865,000								
Median sale p	rice								
Median price	\$605,000	Pro	operty Type Hou	ISE		Suburb	Bright		
Period - From	01/07/2018	to	30/06/2019	So	urce	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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Address of comparable property	Price	Date of sale
1		
2		
3		

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.

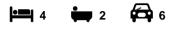
This Statement of Information was prepared on:

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Property Type: House **Land Size:** 1945 sqm approx Agent Comments Gerard Gray 03 5755 1307 0439 551 032 gerard@dickens.com.au

Indicative Selling Price \$865,000 Median House Price Year ending June 2019: \$605,000

Comparable Properties

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.

Account - Dickens Real Estate | P: 03 5755 1307 | F: 03 5755 2321



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.