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Indicative Selling Price
\$520,000

Median House Price
March quarter 2017: \$390,250



3 2 3

Rooms:
Property Type: House
Land Size: 504
Agent Comments

Comparable Properties



9 Three Peaks Rise BRIGHT 3741 (REI)

Agent Comments

3 2 -

Price:
Method: Private Sale
Date: 01/03/2017
Rooms: 5
Property Type: House
Land Size: 408 sqm



18 Mystery Basin Rise BRIGHT 3741 (REI)

Agent Comments

3 2 2

Price: \$425,000
Method: Private Sale
Date: 03/06/2016
Rooms: 5
Property Type: House
Land Size: 753 sqm



1 Mystery Basin Rise BRIGHT 3741 (REI/VG)

Agent Comments

4 2 2

Price: \$462,500
Method: Private Sale
Date: 05/11/2015
Rooms: 6
Property Type: House
Land Size: 635 sqm

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

14 Mystery Basin Rise, Bright Vic 3741

Indicative selling price

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

Single price \$520,000

Median sale price

Median price \$390,250

House X

Suburb or locality Bright

Period - From 01/03/2016

to 31/03/2017

Source REIV

Comparable property sales

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
9 Three Peaks Rise BRIGHT 3741		01/03/2017
18 Mystery Basin Rise BRIGHT 3741	\$425,000	03/06/2016
1 Mystery Basin Rise BRIGHT 3741	\$462,500	05/11/2015