

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

7 Norman Court, Bright Vic 3741

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$529,000

Median sale price

Median price \$397,000

House

X

Unit

Suburb or locality Bright

Period - From 01/07/2016

to

30/06/2017

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 eighteen 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	19 Norman Ct BRIGHT 3741	\$570,000	02/05/2017
2	21 Lumley Dr BRIGHT 3741	\$549,000	16/05/2017
3	16 Norman Ct BRIGHT 3741	\$480,000	04/07/2016

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.

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Indicative Selling Price
\$529,000

Median House Price
Year ending June 2017: \$397,000



 3  2  2

Rooms:
Property Type: House
Agent Comments

Comparable Properties



19 Norman Ct BRIGHT 3741 (REI/VG)

Agent Comments

 3  2  3

Price: \$570,000
Method: Private Sale
Date: 02/05/2017
Rooms: 5
Property Type: House
Land Size: 851 sqm approx



21 Lumley Dr BRIGHT 3741 (REI/VG)

Agent Comments

 4  2  2

Price: \$549,000
Method: Private Sale
Date: 16/05/2017
Rooms: -
Property Type: House
Land Size: 926 sqm approx



16 Norman Ct BRIGHT 3741 (VG)

Agent Comments

 3  -  -

Price: \$480,000
Method: Sale
Date: 04/07/2016
Rooms: -
Property Type: House (Res)
Land Size: 886 sqm approx