



## Statement of Information

### Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb and  
postcode

7 Orana Avenue, Bright Vic 3741

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$689,000

#### Median sale price

Median price \$539,000

House

X

Unit

Suburb Bright

Period - From 01/01/2017

to

31/12/2017

Source REIV

#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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	10 Karnu Ct BRIGHT 3741	\$689,000	07/09/2017
2	16 Riverside Av BRIGHT 3741	\$675,000	05/05/2017
3	3 Station St BRIGHT 3741	\$650,000	24/01/2017

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



 4  2  2

**Rooms:**

**Property Type:** Land

**Land Size:** 625 sqm approx

**Agent Comments**

## Comparable Properties



**10 Karnu Ct BRIGHT 3741 (REI/VG)**

**Agent Comments**

 3  2  1

**Price:** \$689,000

**Method:** Private Sale

**Date:** 07/09/2017

**Rooms:** 5

**Property Type:** House

**Land Size:** 702 sqm approx



**16 Riverside Av BRIGHT 3741 (REI/VG)**

**Agent Comments**

 2  1  1

**Price:** \$675,000

**Method:** Private Sale

**Date:** 05/05/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 430 sqm approx

**3 Station St BRIGHT 3741 (VG)**

**Agent Comments**

 3  -  -

**Price:** \$650,000

**Method:** Sale

**Date:** 24/01/2017

**Rooms:** -

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 600 sqm approx