

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 andpostcode

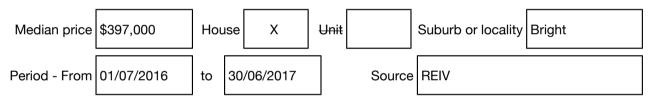
s | 6 Halinka Court, Bright Vic 3741 r e

Indicative selling price

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

Single price \$615,000

Median sale price



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	4 Alexandra Ct BRIGHT 3741	\$635,000	05/11/2016
2	9 The Track BRIGHT 3741	\$571,500	12/05/2017
3	19 Norman Ct BRIGHT 3741	\$570,000	02/05/2017

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.

Account - Alexander's First National Real Estate | P: (03) 5755 1944 | F: (03) 5755 1183

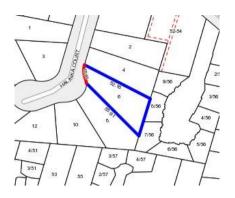
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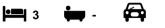
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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners 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.

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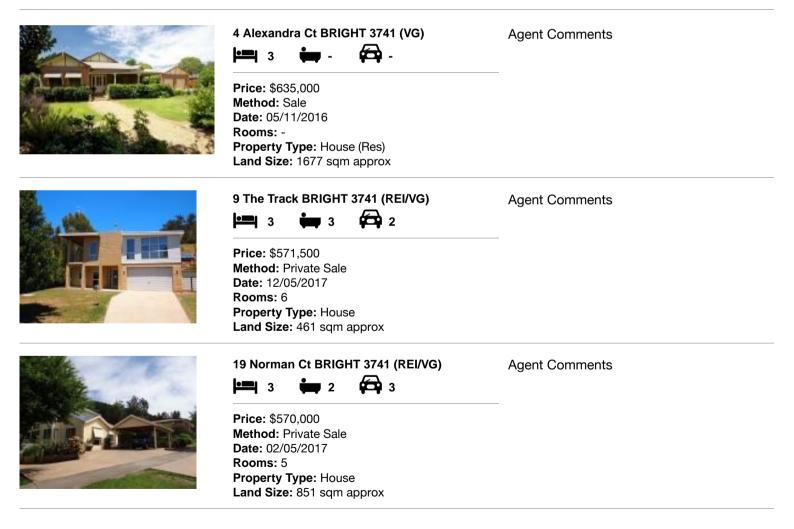




Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 903 sqm approx Agent Comments Cameron Alexander (03) 5755 1944 0407 058 837 cameron@brightfirstnational.com.au

> Indicative Selling Price \$615,000 Median House Price Year ending June 2017: \$397,000

Comparable Properties



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