

## 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

6 Halinka Court, 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 \$615,000

#### Median sale price

Median price \$397,000 House  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	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.~~



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**Rooms:**  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 903 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$615,000

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

## Comparable Properties



**4 Alexandra Ct BRIGHT 3741 (VG)**

**Agent Comments**

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**Price:** \$635,000  
**Method:** Sale  
**Date:** 05/11/2016  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 1677 sqm approx



**9 The Track BRIGHT 3741 (REI/VG)**

**Agent Comments**

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**Price:** \$571,500  
**Method:** Private Sale  
**Date:** 12/05/2017  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 461 sqm approx



**19 Norman Ct BRIGHT 3741 (REI/VG)**

**Agent Comments**

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