

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

112 Delany 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)

Range between

\$470,000

&

\$495,000

**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

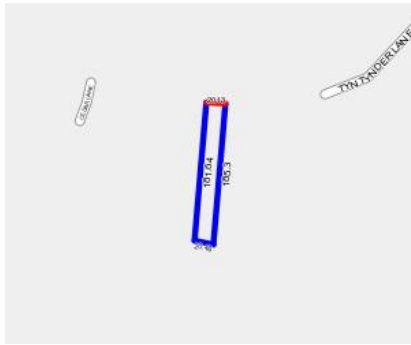
**Comparable property sales (\*Delete A or B below as applicable)**

**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	11 Iarias La BRIGHT 3741	\$525,000	11/03/2016
2	104 Delany Av BRIGHT 3741	\$480,000	28/04/2017
3	486 Back Porepukah Rd BRIGHT 3741	\$397,000	25/02/2017

**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.~~



**Rooms:**  
**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
 \$470,000 - \$495,000  
**Median House Price**  
 Year ending June 2017: \$397,000

## Comparable Properties



### 11 Iarias La BRIGHT 3741 (REI/VG)



**Price:** \$525,000  
**Method:** Private Sale  
**Date:** 11/03/2016  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 4035 sqm approx

#### Agent Comments

3 Bedroom, 1 Bathroom Brick Veneer Home on similar sized land.



### 104 Delany Av BRIGHT 3741 (VG)



**Price:** \$480,000  
**Method:** Sale  
**Date:** 28/04/2017  
**Rooms:** -  
**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 5770 sqm approx

#### Agent Comments

Very Similar 3 bedroom 2 bathroom home in slightly better condition on marginally larger block.



### 486 Back Porepunkah Rd BRIGHT 3741 (REI/VG)



**Price:** \$397,000  
**Method:** Auction Sale  
**Date:** 25/02/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 5787 sqm approx

#### Agent Comments

3 Bedroom 2 bathroom home on slightly larger land but in inferior condition