

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

Indicative selling price

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

Single price

Median sale price

Median price House Unit Suburb or locality
 Period - From to Source

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 | 9/16-20 Gavan St BRIGHT 3741 | \$325,000 | 04/09/2017 |
| 2 | 2/29 Mountbatten Av BRIGHT 3741 | \$310,000 | 09/10/2017 |
| 3 | 1/29 Mountbatten Av BRIGHT 3741 | \$290,000 | 09/10/2017 |

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: Strata Unit/Flat
Agent Comments

Indicative Selling Price
 \$325,000
Median Unit Price
 Year ending December 2017: \$332,500

Comparable Properties



9/16-20 Gavan St BRIGHT 3741 (REI/VG)

Agent Comments

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Price: \$325,000
Method: Private Sale
Date: 04/09/2017
Rooms: -
Property Type: Townhouse (Single)



2/29 Mountbatten Av BRIGHT 3741 (VG)

Agent Comments

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Price: \$310,000
Method: Sale
Date: 09/10/2017
Rooms: -
Property Type: Res Investment - Holiday Accommodation
Land Size: 105 sqm approx



1/29 Mountbatten Av BRIGHT 3741 (VG)

Agent Comments

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Price: \$290,000
Method: Sale
Date: 09/10/2017
Rooms: -
Property Type: Res Investment - Holiday Accommodation
Land Size: 108 sqm approx