

## 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

24 Lumley Drive, 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 \$685,000

#### 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 | 19 Norman Ct BRIGHT 3741       | \$570,000 | 02/05/2017   |
| 2 | 21 Lumley Dr BRIGHT 3741       | \$549,000 | 16/05/2017   |
| 3 | 53 Delany Av BRIGHT 3741       | \$529,000 | 20/06/2017   |

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 (Res)  
**Land Size:** 912 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$685,000  
**Median House Price**  
Year ending June 2017: \$397,000

## Comparable Properties



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

**Agent Comments**

3   2   3

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



**21 Lumley Dr BRIGHT 3741 (REI/VG)**

**Agent Comments**

4   2   2

**Price:** \$549,000  
**Method:** Private Sale  
**Date:** 16/05/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 926 sqm approx



**53 Delany Av BRIGHT 3741 (VG)**

**Agent Comments**

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**Price:** \$529,000  
**Method:** Sale  
**Date:** 20/06/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 976 sqm approx