

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](http://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	2 Houghs La BRIGHT 3741	\$840,000	27/02/2018
2	10 Karnu Ct BRIGHT 3741	\$689,000	07/09/2017
3	24 Lumley Dr BRIGHT 3741	\$590,000	26/03/2018

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.



4   2   2

**Rooms:**  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 1000 sqm approx  
**Agent Comments**  
 plus 1 bedroom self contained flat

**Indicative Selling Price**  
 \$725,000  
**Median House Price**  
 Year ending March 2018: \$539,500

## Comparable Properties



**2 Houghs La BRIGHT 3741 (VG)**

Agent Comments

3   -   -

**Price:** \$840,000  
**Method:** Sale  
**Date:** 27/02/2018  
**Rooms:** -  
**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 4590 sqm approx



**10 Karnu Ct BRIGHT 3741 (REI/VG)**

Agent Comments

3   2   1

**Price:** \$689,000  
**Method:** Private Sale  
**Date:** 07/09/2017  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 702 sqm approx



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

Agent Comments

3   2   2

**Price:** \$590,000  
**Method:** Private Sale  
**Date:** 26/03/2018  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 912 sqm approx