

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

4 Alexandra Court, Bright Vic 3741

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$745,000

Median sale priceMedian price \$539,500 House ☒ Unit ☐ Suburb or locality Bright

Period - From 01/04/2017 to 31/03/2018 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	90 Delany Av BRIGHT 3741	\$815,000	17/01/2018
2	12 Bluegum Ct BRIGHT 3741	\$795,000	24/10/2017
3	34 Walkers La BRIGHT 3741	\$740,000	27/12/2017

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
Land Size: 1677 sqm approx
Agent Comments

Indicative Selling Price
\$745,000
Median House Price
Year ending March 2018: \$539,500

Comparable Properties



90 Delany Av BRIGHT 3741 (REI/VG)

Agent Comments

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Price: \$815,000
Method: Private Sale
Date: 17/01/2018
Rooms: 8
Property Type: House
Land Size: 7244 sqm approx

12 Bluegum Ct BRIGHT 3741 (VG)

Agent Comments

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Price: \$795,000
Method: Sale
Date: 24/10/2017
Rooms: -
Property Type: House (Res)
Land Size: 3374 sqm approx



34 Walkers La BRIGHT 3741 (REI/VG)

Agent Comments

4 2 2

Price: \$740,000
Method: Private Sale
Date: 27/12/2017
Rooms: -
Property Type: House
Land Size: 4002 sqm approx