

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

10 Mountain Mist Drive, Bright Vic 3741

Indicative selling price

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

Single price \$290,000

Median sale price*

Median price \$270,200

Vacant land X

Suburb or locality Bright

Period - From 16/10/2017

to 17/04/2018

Source Property Data

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	44 Mountain Mist Dr BRIGHT 3741	\$329,000	16/10/2017
2	44 Mountain Mist Dr BRIGHT 3741	\$259,000	13/02/2018
3	42 Mountain Mist Dr BRIGHT 3741	\$250,000	19/12/2017

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.

* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 10 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.



Rooms:
Property Type: Land
Land Size: 959 sqm approx
Agent Comments

Indicative Selling Price
 \$290,000

Median Vacant Land Price *

16/10/2017 - 17/04/2018: \$270,200

* Agent calculated median based on 10 sales

Availability of fully serviced flat blocks of land in the Bright township are very scarce. Blocks within 5 minutes walk into town are even more scarce. Generally speaking remaining undeveloped blocks are diminishing and demand is still strong.

Comparable Properties

44 Mountain Mist Dr BRIGHT 3741 (VG)

Agent Comments



Price: \$329,000
Method: Sale
Date: 16/10/2017
Rooms: -
Property Type: Land
Land Size: 781 sqm approx

44 Mountain Mist Dr BRIGHT 3741 (VG)

Agent Comments



Price: \$259,000
Method: Sale
Date: 13/02/2018
Rooms: -
Property Type: Land
Land Size: 918 sqm approx

42 Mountain Mist Dr BRIGHT 3741 (VG)

Agent Comments



Price: \$250,000
Method: Sale
Date: 19/12/2017
Rooms: -
Property Type: Land
Land Size: 932 sqm approx