Gerard Gray
03 5755 1307
0439 551 032
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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 andpostcode	90 Delany Avenue, Bright Vic 3741

Indicative selling price

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

Single price	$795,000

Median sale price

Median price	$519,500	House	X	~~Unit~~		Suburb or locality	Bright
Period - From	01/10/2016	to	30/09/2017			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	7 Colonial Ct BRIGHT 3741	$840,000	15/03/2017
2	3 Walkers La BRIGHT 3741	$690,000	03/03/2017
3	30 Norman Ct BRIGHT 3741	$675,000	21/03/2017

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 information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

90 Delany Avenue, Bright Vic 3741

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Indicative Selling Price
$795,000
Median House Price
Year ending September 2017: $519,500



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Rooms:
Property Type:
Land Size: 7260 sqm approx

Agent Comments

Comparable Properties



7 Colonial Ct BRIGHT 3741 (REI/VG)

4 2 2

Price: $840,000
Method: Private Sale
Date: 15/03/2017
Rooms: -
Property Type: House
Land Size: 2373 sqm approx

Agent Comments



3 Walkers La BRIGHT 3741 (VG)

3 - -

Price: $690,000
Method: Sale
Date: 03/03/2017
Rooms: -
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 16300 sqm approx

Agent Comments



30 Norman Ct BRIGHT 3741 (VG)

4 - -

Price: $675,000
Method: Sale
Date: 21/03/2017
Rooms: -
Property Type: House (Res)
Land Size: 2987 sqm approx

Agent Comments

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