

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

4/12 Back Porepunkah Road, Bright Vic 3741

Indicative selling price

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

Single price \$490,000

Median sale price

Median price \$571,000 House ☒ Unit ☐ Suburb or locality Bright

Period - From 01/04/2018 to 31/03/2019 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	6/8-10 Wills St BRIGHT 3741	\$539,000	05/11/2018
2	1/12-14 Back Porepunkah Rd BRIGHT 3741	\$475,000	17/05/2019
3	5/12 Back Porepunkah Rd BRIGHT 3741	\$455,000	10/05/2019

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.



2 1 1

Rooms:
Property Type: Townhouse
(Single)
Land Size: 245 sqm approx
Agent Comments

Indicative Selling Price
\$490,000
Median House Price
Year ending March 2019: \$571,000

2 Bedrooms 1.5 Bathrooms 2 x Split System A/C Single Carport In-ground Pool Low Maintenance Close to town

Comparable Properties

6/8-10 Wills St BRIGHT 3741 (REI/VG)

Agent Comments

2 2 1

Price: \$539,000
Method: Private Sale
Date: 05/11/2018
Rooms: -
Property Type: Unit
Land Size: 229 sqm approx



1/12-14 Back Porepukah Rd BRIGHT 3741 (VG)

Agent Comments

2 - -

Price: \$475,000
Method: Sale
Date: 17/05/2019
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



5/12 Back Porepukah Rd BRIGHT 3741 (REI/VG)

Agent Comments

5 1 1

Price: \$455,000
Method: Private Sale
Date: 10/05/2019
Rooms: 6
Property Type: Townhouse (Single)
Land Size: 251 sqm approx