

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/6 Butler Court, Bright Vic 3741

Indicative selling price

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

Single price \$429,000

Median sale price

Median price \$332,500

House

Unit

X

Suburb

Bright

Period - From 01/01/2017

to

31/12/2017

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	1/4 Tyntynder La BRIGHT 3741	\$425,000	02/10/2017
2	2/50 Delany Av BRIGHT 3741	\$390,000	25/10/2017
3	20 Wood St BRIGHT 3741	\$349,000	15/03/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Gerard Gray
03 5755 1307
0439 551 032
gerard@dickens.com.au



2 1 1

Rooms:
Property Type: Townhouse
(Single)
Land Size: 185 approx. sqm
approx
Agent Comments

Indicative Selling Price
\$429,000
Median Unit Price
Year ending December 2017: \$332,500

Comparable Properties

1/4 Tyntynder La BRIGHT 3741 (VG)

Agent Comments

2 - -

Price: \$425,000
Method: Sale
Date: 02/10/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



2/50 Delany Av BRIGHT 3741 (VG)

Agent Comments

- - -

Price: \$390,000
Method: Sale
Date: 25/10/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



20 Wood St BRIGHT 3741 (REI/VG)

Agent Comments

2 1 1

Price: \$349,000
Method: Private Sale
Date: 15/03/2017
Rooms: 3
Property Type: Unit
Land Size: 204 sqm approx