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4 2 2

Rooms:

Property Type: Retail - Mixed Use
(Unspecified)

Land Size: 713 sqm

Agent Comments

Indicative Selling Price

\$615,000

Median House Price

Year ending March 2017: \$390,250

Comparable Properties

3 Station St BRIGHT 3741 (VG)

Agent Comments

3 - -

Price: \$650,000

Method: Sale

Date: 24/01/2017

Rooms: -

Property Type: House (Previously Occupied - Detached)

Land Size: 600 sqm



9 Three Peaks Rise BRIGHT 3741 (VG)

Agent Comments

- - -

Price: \$495,000

Method: Sale

Date: 17/01/2017

Rooms: -

Property Type: House (Res)

Land Size: 409 sqm



23b Hawthorn La BRIGHT 3741 (VG)

Agent Comments

- - -

Price: \$485,000

Method: Sale

Date: 16/11/2016

Rooms: -

Property Type: House (Res)

Land Size: 453 sqm

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

11/20 Gavan Street, Bright Vic 3741

Indicative selling price

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

Single price \$615,000

Median sale price

Median price \$390,250

House X

Suburb or locality Bright

Period - From 01/04/2016

to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
3 Station St BRIGHT 3741	\$650,000	24/01/2017
9 Three Peaks Rise BRIGHT 3741	\$495,000	17/01/2017
23b Hawthorn La BRIGHT 3741	\$485,000	16/11/2016