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	44 Mountbatten Avenue, Bright Vic 3741

Indicative selling price

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

Single price $565,000

Median sale price

Median price $605,000 Property Type House Suburb Bright

Period - From 01/07/2018 to 30/06/2019 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 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
1	5 Alpine View Av BRIGHT 3741	$610,000	20/06/2018
2	8 Lewis Cl BRIGHT 3741	$590,000	31/07/2019
3	4 Norman Ct BRIGHT 3741	$567,000	05/06/2018

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 18 months.~~

This Statement of Information was prepared on: 03/10/2019 10:58

44 Mountbatten Avenue, Bright Vic 3741

3 2 1

Property Type: House
Land Size: 663 sqm approx

Agent Comments

Indicative Selling Price
$565,000
Median House Price
Year ending June 2019: $605,000

Comparable Properties

5 Alpine View Av BRIGHT 3741 (VG)

3 - -

Price: $610,000
Method: Sale
Date: 20/06/2018
Property Type: House (Res)
Land Size: 669 sqm approx

Agent Comments

8 Lewis Cl BRIGHT 3741 (VG)

3 - -

Price: $590,000
Method: Sale
Date: 31/07/2019
Property Type: House (Res)
Land Size: 608 sqm approx

Agent Comments

4 Norman Ct BRIGHT 3741 (REI/VG)

3 2 1

Price: $567,000
Method: Private Sale
Date: 05/06/2018
Property Type: House
Land Size: 736 sqm approx

Agent Comments

Account - Dickens Real Estate | P: 03 5755 1307 | F: 03 5755 2321

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.