DICKENS
REAL ESTATE PTY. LTD.

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	10 Alrima Court, Bright Vic 3741

Indicative selling price

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

Single price	$445,000

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	11 Spion Kopje Rd BRIGHT 3741	$477,000	08/03/2017
2	26 Mountbatten Av BRIGHT 3741	$438,750	28/08/2017
3	88 Coronation Av BRIGHT 3741	$410,000	30/05/2017

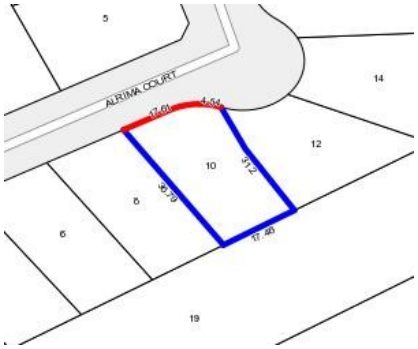
OR

~~**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.~~

REIV propertydata.com.au

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.

10 Alrima Court, Bright Vic 3741



3 -

Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 663 sqm approx

Agent Comments

Indicative Selling Price
$445,000
Median House Price
Year ending September 2017: $519,500

Comparable Properties



11 Spion Kopje Rd BRIGHT 3741 (VG)

3 - -

Price: $477,000
Method: Sale
Date: 08/03/2017
Rooms: -
Property Type: House (Res)
Land Size: 674 sqm approx

Agent Comments

26 Mountbatten Av BRIGHT 3741 (VG)

3 - -

Price: $438,750
Method: Sale
Date: 28/08/2017
Rooms: -
Property Type: House (Previously Occupied - Detached)
Land Size: 663 sqm approx

Agent Comments

88 Coronation Av BRIGHT 3741 (VG)

3 - -

Price: $410,000
Method: Sale
Date: 30/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 725 sqm approx

Agent Comments

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