

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 and
postcode

2 James Close Bright VIC 3741

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$885,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Bright

Period-from

01 Oct 2019

to

30 Sep 2020

Source

Corelogic

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

58 Walkers Lane Bright VIC 3741	\$700,000	14-Nov-19
2 Walnut Grove Bright VIC 3741	\$650,000	21-Apr-20
10 Blue Wren Close Bright VIC 3741	\$835,000	18-May-20

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: 07 October 2020


58 Walkers Lane Brighton VIC 3741

Sold Price

\$700,000

Sold Date **14-Nov-19**
 3  2  2

Distance **0.2km**

2 Walnut Grove Brighton VIC 3741

Sold Price

\$650,000

Sold Date **21-Apr-20**
 3  2  1

Distance **0.37km**

10 Blue Wren Close Brighton VIC 3741

Sold Price

\$835,000

Sold Date **18-May-20**
 3  2  2

Distance **0.61km**
RS = Recent sale

UN = Undisclosed Sale

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