

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

3/12 Gavan Street 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

\$395,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,500

Property type

Unit

Suburb

Bright

Period-from

01 Dec 2019

to

30 Nov 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

7/14 Gavan Street Bright VIC 3741	\$437,500	16-Nov-20
2/19 Gavan Street Bright VIC 3741	\$475,000	30-Aug-20
7/2 Gavan Street Bright VIC 3741	\$345,000	02-Apr-19

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: 01 December 2020



7/14 Gavan Street Bright VIC 3741 Sold Price ^{RS} **\$437,500** ^{UN} Sold Date **16-Nov-20**

 2  1  1

Distance **0.02km**



2/19 Gavan Street Bright VIC 3741 Sold Price **\$475,000** Sold Date **30-Aug-20**

 2  1  1

Distance **0.09km**



7/2 Gavan Street Bright VIC 3741 Sold Price **\$345,000** Sold Date **02-Apr-19**

 2  1  -

Distance **0.24km**

RS = Recent sale **UN** = Undisclosed Sale

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