

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 Claret Court Bright VIC 3741
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Indicative selling price

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

Single Price	\$699,000	or range between		&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$719,000	Property type	House	Suburb	Bright
Period-from	01 May 2020	to	30 Apr 2021	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
31 Mountbatten Avenue Bright VIC 3741	\$659,000	03-Dec-20
14 Mountbatten Avenue Bright VIC 3741	\$520,000	09-Dec-19
13 Lumley Drive Bright VIC 3741	\$611,000	27-Jan-21

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: 26 May 2021



31 Mountbatten Avenue Bright VIC 3741

Sold Price

\$659,000 Sold Date **03-Dec-20**

 2  2  2

Distance **0.1km**



14 Mountbatten Avenue Bright VIC 3741

Sold Price

\$520,000 Sold Date **09-Dec-19**

 3  1  1

Distance **0.16km**



13 Lumley Drive Bright VIC 3741

Sold Price

\$611,000 Sold Date **27-Jan-21**

 2  1  2

Distance **0.51km**

RS = Recent sale

UN = Undisclosed Sale

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