

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

3B Rotary Drive 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

or range
between

\$730,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$719,000

Property type

House

Suburb

Bright

Period-from

01 Jun 2020

to

31 May 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

11A Georgian Court Bright VIC 3741	\$524,000	01-Sep-19
11 Georgian Court Bright VIC 3741	\$510,000	03-Jul-20
9B Camp Street Bright VIC 3741	\$852,000	27-Nov-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 June 2021



11A Georgian Court Bright VIC 3741 Sold Price **\$524,000** Sold Date **01-Sep-19**

 3  1  1

Distance **0.18km**



11 Georgian Court Bright VIC 3741 Sold Price **\$510,000** Sold Date **03-Jul-20**

 3  1  1

Distance **0.2km**



9B Camp Street Bright VIC 3741 Sold Price **\$852,000** Sold Date **27-Nov-20**

 3  3  2

Distance **0.74km**



62A Coronation Avenue Bright VIC 3741 Sold Price **\$700,000** Sold Date **05-Feb-21**

 2  2  -

Distance **0.77km**



5/99-103 Delany Avenue Bright VIC 3741 Sold Price **\$490,000** Sold Date **05-Mar-21**

 2  2  1

Distance **0.96km**



1/4A Riverside Avenue Bright VIC 3741 Sold Price **\$765,000** Sold Date **25-Nov-20**

 3  2  1

Distance **0.98km**

RS = Recent sale

UN = Undisclosed Sale

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**3/79 Gavan Street Bright VIC 3741**

Sold Price

\$773,000

Sold Date

26-Feb-21 3  2  1

Distance

0.98km**RS** = Recent sale**UN** = Undisclosed Sale

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