

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

4 FAULKNER RISE 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

\$1,999,990

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,175,000

Property type

House

Suburb

Bright

Period-from

01 Sep 2021

to

31 Aug 2022

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

4 BAKERS GULLY ROAD BRIGHT VIC 3741	\$2,150,000	08-Apr-22
15 HARGREAVES ROAD BRIGHT VIC 3741	\$1,335,150	27-Aug-22
40 HARGREAVES ROAD BRIGHT VIC 3741	\$1,890,000	22-Dec-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: 07 September 2022



**4 BAKERS GULLY ROAD BRIGHT
VIC 3741**

 3  3  7

Sold Price

\$2,150,000

Sold Date **08-Apr-22**

Distance **0.73km**



**15 HARGREAVES ROAD BRIGHT
VIC 3741**

 3  2  5

Sold Price

^{RS} **\$1,335,150** ^{UN}

Sold Date **27-Aug-22**

Distance **1.15km**



**40 HARGREAVES ROAD BRIGHT
VIC 3741**

 4  3  2

Sold Price

\$1,890,000

Sold Date **22-Dec-21**

Distance **1.25km**

RS = Recent sale

UN = Undisclosed Sale

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