

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

11 IARIAS LANE 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

\$1,400,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,250,000

Property type

House

Suburb

Bright

Period-from

01 Apr 2022

to

31 Mar 2023

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

178 DELANY AVENUE BRIGHT VIC 3741

\$1,300,000

24-Nov-22

20 TEMPO CRESCENT BRIGHT VIC 3741

\$1,590,000

05-Nov-21

112 DELANY AVENUE BRIGHT VIC 3741

\$1,188,000

31-Jan-22

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 April 2023



178 DELANY AVENUE BRIGHT VIC 3741

Sold Price\$1,300,000Sold Date24-Nov-22

3

1

4

Distance0.19km



20 TEMPO CRESCENT BRIGHT VIC 3741

Sold Price\$1,590,000Sold Date05-Nov-21

4

2

3

Distance0.97km



112 DELANY AVENUE BRIGHT VIC 3741

Sold Price\$1,188,000Sold Date31-Jan-22

3

2

3

Distance1.04km

RS = Recent sale UN = Undisclosed Sale

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