

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

19 BROOKS 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

\$690,000

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

8 BROOKS STREET BRIGHT VIC 3741

\$790,000

03-Dec-21

70 DELANY AVENUE BRIGHT VIC 3741

\$900,000

04-May-22

42 MOUNTBATTEN AVENUE BRIGHT VIC 3741

\$912,000

15-Feb-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: 27 April 2023



8 BROOKS STREET BRIGHT VIC 3741

Sold Price\$790,000Sold Date03-Dec-21

2

1

2

Distance0.08km



70 DELANY AVENUE BRIGHT VIC 3741

Sold Price\$900,000Sold Date04-May-22

3

1

1

Distance0.1km



42 MOUNTBATTEN AVENUE BRIGHT VIC 3741

Sold Price\$912,000Sold Date15-Feb-22

3

1

2

Distance0.31km

RS = Recent sale UN = Undisclosed Sale

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