

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

8/11 TOORAK ROAD 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

\$929,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

Unit

Suburb

Bright

Period-from

01 Aug 2022

to

31 Jul 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

4/74 WALKERS LANE BRIGHT VIC 3741	\$905,000	04-Nov-22
2/27 TOORAK ROAD BRIGHT VIC 3741	\$895,000	27-Sep-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.

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**4/74 WALKERS LANE BRIGHT VIC
3741**

Sold Price

\$905,000

Sold Date **04-Nov-22**

3 2 1

Distance **1.02km**



**2/27 TOORAK ROAD BRIGHT VIC
3741**

Sold Price

\$895,000

Sold Date **27-Sep-22**

3 2 1

Distance **0.17km**

RS = Recent sale

UN = Undisclosed Sale

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