

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 or
locality and postcode

123 Melbourne Road, Brown Hill Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$350,000

&

\$360,000

Median sale price

Median price

\$390,000

House

X

Unit

Suburb or locality

Brown Hill

Period - From

01/07/2016

to

30/06/2017

Source

REIV

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 eighteen 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
1	323 Richards St BALLARAT EAST 3350	\$378,000	15/11/2016
2	5 Ludbrook Ct BROWN HILL 3350	\$336,000	18/10/2016
3	22 Jonathan Ct BROWN HILL 3350	\$322,000	01/03/2017

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 eighteen months.~~



 4  2  2

Rooms:
Property Type: House
Land Size: 298 sqm approx
Agent Comments

Indicative Selling Price
\$350,000 - \$360,000
Median House Price
Year ending June 2017: \$390,000

Comparable Properties



323 Richards St BALLARAT EAST 3350 (REI/VG)

Agent Comments

 3  2  2

Price: \$378,000
Method: Private Sale
Date: 15/11/2016
Rooms: 4
Property Type: House
Land Size: 885 sqm approx



5 Ludbrook Ct BROWN HILL 3350 (VG)

Agent Comments

 4  -  -

Price: \$336,000
Method: Sale
Date: 18/10/2016
Rooms: -
Property Type: House (Res)
Land Size: 508 sqm approx



22 Jonathan Ct BROWN HILL 3350 (REI/VG)

Agent Comments

 3  1  3

Price: \$322,000
Method: Private Sale
Date: 01/03/2017
Rooms: 4
Property Type: House
Land Size: 498 sqm approx