

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	123 Melbourne Road, Brown Hill Vic 3350
Including suburb or	<u> </u>
locality andpostcode	

Indicative selling price

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

Range between	\$350,000	&	\$360,000
Range between	\$350,000	&	\$360,000

Median sale price

Median price	\$390,000	Hou	ise 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.

Add	dress 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.





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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) **-**3





Price: \$378,000 Method: Private Sale Date: 15/11/2016

Rooms: 4

Property Type: House Land Size: 885 sqm approx

Agent Comments



5 Ludbrook Ct BROWN HILL 3350 (VG)



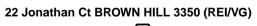




Price: \$336,000 Method: Sale Date: 18/10/2016

Rooms: -

Property Type: House (Res) Land Size: 508 sqm approx **Agent Comments**





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Price: \$322,000 Method: Private Sale Date: 01/03/2017

Rooms: 4

Property Type: House Land Size: 498 sqm approx **Agent Comments**

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