

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

13 Heron Ridge, Brown Hill, Vic, 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$\*

or range between

\$445,000

&

\$465,000

### Median sale price

Median price

\$400,000

\*House

\*Unit

Suburb  
or locality

Brown Hill

Period - From

01/04/2017

to

30/06/2017

Source

REIV

### Comparable property sales

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
9 Illana Street, Brown Hill 3350	\$484,000	08/10/2016
119a Finlay Street, Brown Hill 3350	\$465,000	14/02/2017
132 Finlay Street, Brown Hill 3350	\$427,000	13/06/2017