

## 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  
44 Apple Orchard Drive, 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 \$210,000

### Median sale price

Median price \$369,000 House X Unit Suburb or locality Brown Hill

Period - From 01/07/2017 to 30/09/2017 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	69 Hillview Rd BROWN HILL 3350	\$220,000	04/08/2016
2	65 Hillview Rd BROWN HILL 3350	\$202,500	19/08/2016
3	26 Hillview Rd BROWN HILL 3350	\$195,000	31/10/2016

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.



**Rooms:**

**Property Type:** Land

**Land Size:** 920 sqm approx

Agent Comments

## Comparable Properties

**69 Hillview Rd BROWN HILL 3350 (VG)**

Agent Comments



**Price:** \$220,000

**Method:** Sale

**Date:** 04/08/2016

**Rooms:** -

**Property Type:** Land

**Land Size:** 1882 sqm approx

**65 Hillview Rd BROWN HILL 3350 (VG)**

Agent Comments



**Price:** \$202,500

**Method:** Sale

**Date:** 19/08/2016

**Rooms:** -

**Property Type:** Land

**Land Size:** 1636 sqm approx

**26 Hillview Rd BROWN HILL 3350 (VG)**

Agent Comments



**Price:** \$195,000

**Method:** Sale

**Date:** 31/10/2016

**Rooms:** -

**Property Type:** Land

**Land Size:** 1127 sqm approx