

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

22 Chiara Court, Brown Hill Vic 3350

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$325,000

Median sale price

Median price \$400,000 House X Unit Suburb or locality Brown Hill

Period - From 01/04/2017 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	716 Chisholm St BLACK HILL 3350	\$365,000	24/07/2017
2	172 Humffray St.N BALLARAT EAST 3350	\$355,000	10/08/2017
3	307 Kline St BALLARAT EAST 3350	\$305,000	30/06/2017

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:
Agent Comments

Indicative Selling Price
\$325,000
Median House Price
June quarter 2017: \$400,000

Comparable Properties



716 Chisholm St BLACK HILL 3350 (REI)

Agent Comments



Price: \$365,000
Method: Private Sale
Date: 24/07/2017
Rooms: -
Property Type: House



172 Humffray St.N BALLARAT EAST 3350 (REI)

Agent Comments



Price: \$355,000
Method: Private Sale
Date: 10/08/2017
Rooms: -
Property Type: House
Land Size: 564 sqm approx



307 Kline St BALLARAT EAST 3350 (REI)

Agent Comments



Price: \$305,000
Method: Private Sale
Date: 30/06/2017
Rooms: 4
Property Type: House
Land Size: 688 sqm approx