

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

10 Summit Crescent, Brown Hill Vic 3350

Indicative selling price

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

Range between \$465,000

&

\$485,000

Median sale price

Median price \$530,000

Property Type House

Suburb Brown Hill

Period - From 01/01/2021

to 31/03/2021

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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

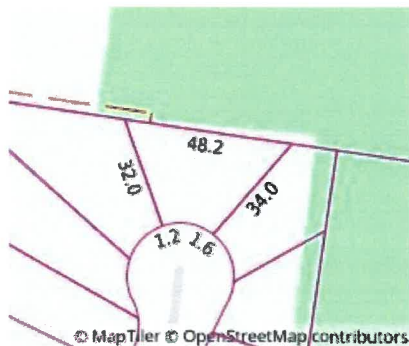
	Address of comparable property	Price	Date of sale
1	52-54 Bradbury St BROWN HILL 3350	\$500,000	20/01/2021
2	14 Raymond Cr BROWN HILL 3350	\$452,000	17/12/2020
3	11 Catherine Ct BROWN HILL 3350	\$500,000	27/11/2020

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 18 months.~~

This Statement of Information was prepared on:

08/06/2021 13:36



Property Type: House (Previously Occupied - Detached)
Land Size: 874 sqm approx
Agent Comments

Indicative Selling Price
\$465,000 - \$485,000
Median House Price
March quarter 2021: \$530,000

Comparable Properties



52-54 Bradbury St BROWN HILL 3350 (REI/VG) Agent Comments



Price: \$500,000
Method: Private Sale
Date: 20/01/2021
Property Type: House
Land Size: 794 sqm approx



14 Raymond Cr BROWN HILL 3350 (REI/VG) Agent Comments



Price: \$452,000
Method: Private Sale
Date: 17/12/2020
Property Type: House
Land Size: 1079 sqm approx

11 Catherine Ct BROWN HILL 3350 (VG) Agent Comments



Price: \$500,000
Method: Sale
Date: 27/11/2020
Property Type: House (Res)
Land Size: 703 sqm approx

Ray White Ballarat
37 Lydiard Street South
Ballarat VIC 3350

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300

PO Box 148
Ballarat VIC 3353
03 5333 4444

ballarat.vic@raywhite.com



Booth & Lee Pty Ltd trading as Ray White Ballarat
Officer in Effective Control - Phillip Lee

ABN 97 074 254 569
The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.