

STATEMENT OF INFORMATION

Single residential property located outside Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

3 Ambience Place, Brown Hill, VIC 3350

Indicative selling price

\$150,000

Range between

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

Median sale price

Median price
\$ 408,000

House

*Delete house or unit as applicable

Suburb
BROWN HILL

Period from
01/03/2018

Period to
29/08/2019

Source
Core Logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale



**13 SAWMILL CLOSE
BROWN HILL**



Price \$142,000
Date of Sale 10/10/2018
Land 769 sqm



**224B DAYLESFORD ROAD
BROWN HILL**



Price \$150,000
Date of Sale 26/07/2018
Land 695 sqm



**116 GRACEFIELD ROAD
BROWN HILL**



Price \$160,000
Date of Sale 16/10/2018
Land 610 sqm

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