

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

1 Ditchfield Road, Brown Hill Vic 3350

Indicative selling price

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

Range between \$450,000 & \$495,000

Median sale price

Median price \$595,000 Property Type House Suburb Brown Hill

Period - From 01/07/2022 to 30/06/2023 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 | 2 Ritchie St BROWN HILL 3350 | \$480,000 | 03/08/2022 |
| 2 | 3 Brophy St BROWN HILL 3350 | \$465,000 | 04/02/2022 |
| 3 | 23 Water St BROWN HILL 3350 | \$460,000 | 05/08/2022 |

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:

20/07/2023 11:50



3 1 2

Property Type: House (Res)
Land Size: 1066 sqm approx
Agent Comments

Indicative Selling Price
\$450,000 - \$495,000
Median House Price
Year ending June 2023: \$595,000

Comparable Properties



2 Ritchie St BROWN HILL 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$480,000
Method: Private Sale
Date: 03/08/2022
Property Type: House
Land Size: 631 sqm approx



3 Brophy St BROWN HILL 3350 (VG)

Agent Comments

3 - -

Price: \$465,000
Method: Sale
Date: 04/02/2022
Property Type: House (Res)
Land Size: 688 sqm approx



23 Water St BROWN HILL 3350 (REI/VG)

Agent Comments

3 2 1

Price: \$460,000
Method: Private Sale
Date: 05/08/2022
Property Type: House
Land Size: 544 sqm approx

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