

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 and
postcode

4 MANCEV COURT BROWN HILL VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$650,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$627,500

Property type

House

Suburb

Brown Hill

Period-from

01 Oct 2021

to

30 Sep 2022

Source

Corelogic

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

40 BRADBURY STREET BROWN HILL VIC 3350	\$640,000	14-May-22
124 FINLAY STREET BROWN HILL VIC 3350	\$650,000	03-Dec-21
287 HUMFFRAY STREET NORTH BALLARAT EAST VIC 3350	\$650,000	23-Dec-21

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: 21 October 2022



40 BRADBURY STREET BROWN HILL VIC 3350

3 1 2

Sold Price

\$640,000

Sold Date

14-May-22

Distance

0.37km



124 FINLAY STREET BROWN HILL VIC 3350

3 3 3

Sold Price

\$650,000

Sold Date

03-Dec-21

Distance

0.9km



287 HUMFFRAY STREET NORTH BALLARAT EAST VIC 3350

3 1 2

Sold Price

Sold Date

23-Dec-21

Distance

1.27km

RS = Recent sale

UN = Undisclosed Sale

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