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	105 Daylesford Road, Brown Hill Vic 3350
Including suburb or	
locality and postcode	

Indicative selling price

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

	Range between	\$980,000	&	\$999,950
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Median sale price

Median price	\$625,000	Pro	perty Type	House		Suburb	Brown Hill
Period - From	05/12/2023	to	04/12/2024		Source	Property	/ Data

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

Add	dress of comparable property	Price	Date of sale
1	6 Jonathan Ct BROWN HILL 3350	\$974,000	08/04/2024
2	5 Cider Ct BROWN HILL 3350	\$970,000	09/01/2024
3	1 Observation Ct BROWN HILL 3350	\$950,000	20/11/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	05/12/2024 16:03













Property Type: House Land Size: 993 sqm approx

Agent Comments

Indicative Selling Price \$980,000 - \$999,950 **Median House Price** 05/12/2023 - 04/12/2024: \$625,000

Comparable Properties



6 Jonathan Ct BROWN HILL 3350 (REI/VG)





Price: \$974,000

Method: Private Sale Date: 08/04/2024 Property Type: House

Land Size: 1001 sqm approx

Agent Comments



5 Cider Ct BROWN HILL 3350 (REI/VG)







Agent Comments

Price: \$970,000 Method: Private Sale Date: 09/01/2024 Property Type: House Land Size: 881 sqm approx

1 Observation Ct BROWN HILL 3350 (REI/VG)









Price: \$950,000 Method: Private Sale Date: 20/11/2023 Property Type: House Land Size: 735 sqm approx **Agent Comments**

Account - Fletchers | P: 03 5333 4797





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