

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

16 Holmsgarth Court, Brown Hill, VIC 3350

Indicative selling price

\$ 565,000 - \$585,000

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

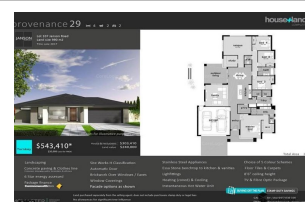
Suburb
BROWN HILL

Period
12/02/2018 - 12/08/2019

Source
CoreLogic

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



45 JANSON ROAD
BROWN HILL

4 2 1

\$565,000
Date Sold 05/10/2018
Land 994 sqm



2 WHISTLER CLOSE
BROWN HILL

4 2 4

Normal Sale \$595,000
Date Sold 20/07/2018
Land 1113 sqm



17 FALKIRK ROAD
NERRINA

4 2 2

Private Treaty \$575,000
Date Sold 28/11/2018
Land 574 sqm

© Copyright 2019 RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic), Local, State, and Commonwealth Governments. All rights reserved.

The CoreLogic Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice. While CoreLogic uses commercially reasonable efforts to ensure the CoreLogic Data is current, CoreLogic does not warrant the accuracy, currency or completeness of the CoreLogic Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the CoreLogic Data.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.