

STATEMENT OF INFORMATION

67 HILLVIEW ROAD, BROWN HILL, VIC 3350

PREPARED BY MCGRATH BALLARAT, 805 STURT STREET BALLARAT CENTRAL

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

Health and Wellbeing at Property Inspections

First and foremost, the health of our valued clients and our staff, is of our utmost priority. To ensure your wellbeing at our inspections, we kindly ask you to follow these safety measures:



The maximum number of attendees will be determined by the safety measures.

All attendees are required to register their details at the inspection.

Maximum social distancing of 2m at all times.

Persons who have been instructed to self-isolate are advised not to attend.

Face masks are required to be worn at all times and worn correctly and covering up of 3.5m can not be maintained.

*Infants under 1 year of age are not included in the total. Excludes owners, residents and the minimum number of people required to conduct the inspection.

We ask that you please refrain from entering a property if you:

- are showing any flu-like symptoms, or have been in contact with someone who is unwell,
- have been in contact with someone who has been diagnosed with or exposed to COVID-19
- have returned from overseas in the last 14 days,
- have been in direct contact with a known person who has travelled interstate or overseas.

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67 HILLVIEW ROAD, BROWN HILL, VIC

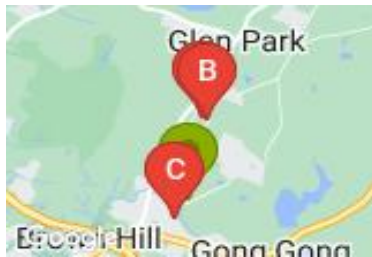
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Indicative Selling Price

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

Price Range: \$1,000,000 to \$1,100,000

MEDIAN SALE PRICE



BROWN HILL, VIC, 3350

Suburb Median Sale Price (House)

\$625,000

01 January 2022 to 31 December 2022

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



14 COORABIN DR, BROWN HILL, VIC 3350

4 2 2

Sale Price

***\$1,020,000**

Sale Date: 27/02/2023

Distance from Property: 1.2km



20 COORABIN DR, BROWN HILL, VIC 3350

4 2 4

Sale Price

\$950,000

Sale Date: 08/09/2022

Distance from Property: 1.2km



20 APPLE ORCHARD DR, BROWN HILL, VIC

3 2 3

Sale Price

\$1,158,888

Sale Date: 28/10/2022

Distance from Property: 338m



This report has been compiled on 16/03/2023 by McGrath Ballarat. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

67 HILLVIEW ROAD, BROWN HILL, VIC 3350

Indicative selling price

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

Price Range:

\$1,000,000 to \$1,100,000

Median sale price

Median price

\$625,000

Property type

House

Suburb

BROWN HILL

Period

01 January 2022 to 31 December 2022

Source



Comparable property sales

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

14 COORABIN DR, BROWN HILL, VIC 3350	*\$1,020,000	27/02/2023
20 COORABIN DR, BROWN HILL, VIC 3350	\$950,000	08/09/2022
20 APPLE ORCHARD DR, BROWN HILL, VIC 3350	\$1,158,888	28/10/2022

This Statement of Information was prepared on:

16/03/2023