

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

Lot 44/125 Gracefield Road, Brown Hill Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$170,000

### Median sale price

Median price \$179,000

Vacant land X

Suburb Brown Hill

Period - From 14/09/2018

to 13/09/2019

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	122 Gracefield Rd BROWN HILL 3350	\$175,000	08/10/2018
2	lot 6 Gracefield Rd BROWN HILL 3350	\$175,000	26/09/2018
3	lot 7 Gracefield Rd BROWN HILL 3350	\$172,500	03/07/2018

**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:

16/09/2019



**Property Type:**

Agent Comments

A peaceful environment surrounded by green fields, the ideal place for your family to live, laugh, grow and prosper. Located just moments from the Western Freeway, which allows for easy access to Melbourne, Gracefield is a boutique estate that offers generously sized blocks with frontages of 16 metres and over.

## Comparable Properties

**122 Gracefield Rd BROWN HILL 3350 (VG)**

Agent Comments



**Price:** \$175,000

**Method:** Sale

**Date:** 08/10/2018

**Property Type:** Land

**Land Size:** 687 sqm approx



**lot 6 Gracefield Rd BROWN HILL 3350 (REI)**

Agent Comments



**Price:** \$175,000

**Method:** Private Sale

**Date:** 26/09/2018

**Property Type:** Land

**Land Size:** 677 sqm approx



**lot 7 Gracefield Rd BROWN HILL 3350 (REI)**

Agent Comments



**Price:** \$172,500

**Method:** Private Sale

**Date:** 03/07/2018

**Property Type:** Land

**Land Size:** 681 sqm approx