

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

261B Scott Parade, Brown Hill, VIC 3350

Indicative selling price

\$ 310,000 - \$330,000

Range between

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

Median sale price

Median price
\$ 400,000

House

*Delete house or unit as applicable

Suburb
BROWN HILL

Period
15/09/2018 - 14/03/2019

Source
Price Finder

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



223 SCOTT PARADE
BROWN HILL

3 1 0

Normal Sale \$285,777
Date Sold 27/09/2018
Land 641 sqm



2 EUREKA GARDENS
EUREKA

2 1 2

Normal Sale \$325,000
Date Sold 06/02/2019
Land 306 sqm



415 YORK STREET
BALLARAT EAST

2 1 1

Normal Sale \$280,200
Date Sold 27/09/2018
Land 774 sqm