

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
Including suburb or
locality and postcode

12 Foynes Court, Brown Hill Vic 3350

Indicative selling price

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

Single price \$260,000

Median sale price

Median price \$400,000

Property Type Vacant land

Suburb Brown Hill

Period - From 13/11/2023

to 12/11/2024

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 | 504 Tress St GOLDEN POINT 3350 | \$260,000 | 24/10/2024 |
| 2 | 33 Stockade St BALLARAT EAST 3350 | \$285,000 | 23/09/2024 |
| 3 | 11 Provence Ct BROWN HILL 3350 | \$287,000 | 29/05/2023 |

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:

13/11/2024 08:48



Property Type:
Agent Comments

Indicative Selling Price
\$260,000
Median Land Price
13/11/2023 - 12/11/2024: \$400,000

Comparable Properties



504 Tress St GOLDEN POINT 3350 (REI)

Agent Comments



Price: \$260,000
Method: Private Sale
Date: 24/10/2024
Property Type: Land
Land Size: 839 sqm approx



33 Stockade St BALLARAT EAST 3350 (REI)

Agent Comments



Price: \$285,000
Method: Private Sale
Date: 23/09/2024
Property Type: Land
Land Size: 707 sqm approx



11 Provence Ct BROWN HILL 3350 (REI/VG)

Agent Comments



Price: \$287,000
Method: Private Sale
Date: 29/05/2023
Property Type: Land (Res)
Land Size: 604 sqm approx

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