

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

6 Hillview Road, Brown Hill Vic 3350

Indicative selling price

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

Range between \$795,000 & \$874,500

Median sale price

Median price \$560,000 Property Type House Suburb Brown Hill

Period - From 06/12/2020 to 05/12/2021 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	11 Benson St BROWN HILL 3350	\$850,000	22/08/2021
2	6 Lanah PI BROWN HILL 3350	\$850,000	11/08/2020
3	15 Hillview Rd BROWN HILL 3350	\$825,000	15/07/2021

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:

06/12/2021 18:02


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Rooms: 6
Property Type: Residential
Land Size: 1404 sqm approx
 Agent Comments

Indicative Selling Price
 \$795,000 - \$874,500
Median House Price
 06/12/2020 - 05/12/2021: \$560,000

STATEMENT OF INFORMATION FOR A RESIDENTIAL PROPERTY

Comparable Properties

11 Benson St BROWN HILL 3350 (VG)

Agent Comments

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Price: \$850,000
Method: Sale
Date: 22/08/2021
Property Type: House (Res)
Land Size: 875 sqm approx

6 Lanah Pl BROWN HILL 3350 (REI/VG)

Agent Comments

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Price: \$850,000
Method: Private Sale
Date: 11/08/2020
Property Type: House (Res)
Land Size: 3500 sqm approx

15 Hillview Rd BROWN HILL 3350 (VG)

Agent Comments

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Price: \$825,000
Method: Sale
Date: 15/07/2021
Property Type: House (Res)
Land Size: 648 sqm approx

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