

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

14 Holmsgarth Court, Brown Hill Vic 3350

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$520,000

&

\$540,000

Median sale price

Median price \$376,100

House

X

Unit

Suburb or locality

Brown Hill

Period - From 01/10/2016

to

30/09/2017

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 eighteen 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	27 Illana St BROWN HILL 3350	\$545,000	12/04/2017
2	51 Hocking Av MOUNT CLEAR 3350	\$540,000	09/08/2017
3	4 Jonathan Ct BROWN HILL 3350	\$535,000	24/06/2016

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 eighteen months.

**Rooms:****Property Type:** Land**Land Size:** 1297 sqm approx

Agent Comments

Indicative Selling Price

\$520,000 - \$540,000

Median House Price

Year ending September 2017: \$376,100

Located only 10 minutes' drive from Ballarat's CBD on the Melbourne side of town, this quality built home is not to be missed. This two year old home comprises a large Master Bedroom with walk in robe and ensuite while the two remaining bedrooms are of great size and have BIR's. The beautiful open plan kitchen dining living area boasts stone benchtops, quality stainless steel appliances and enough bench space to please any budding chef. Big enough for the whole family, this home offers a separate living room plus a study large enough to be a 4th bedroom.

Comparable Properties

**27 Illana St BROWN HILL 3350 (REI/VG)**

Agent Comments

**Price:** \$545,000**Method:** Private Sale**Date:** 12/04/2017**Rooms:** 5**Property Type:** House**Land Size:** 820 sqm approx**51 Hocking Av MOUNT CLEAR 3350 (VG)**

Agent Comments

**Price:** \$540,000**Method:** Sale**Date:** 09/08/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 638 sqm approx**4 Jonathan Ct BROWN HILL 3350 (REI/VG)**

Agent Comments

**Price:** \$535,000**Method:** Private Sale**Date:** 24/06/2016**Rooms:** 6**Property Type:** House (Res)**Land Size:** 970 sqm approx