

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 and
postcode

224 MELBOURNE ROAD BROWN HILL VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$620,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$277,500

Property type

Land

Suburb

Brown Hill

Period-from

01 May 2021

to

30 Apr 2022

Source

Corelogic

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

6 KENNY STREET BALLARAT EAST VIC 3350

\$655,000

02-Mar-22

124 FINLAY STREET BROWN HILL VIC 3350

\$650,000

03-Dec-21

208 MELBOURNE ROAD BROWN HILL VIC 3350

\$620,000

01-Apr-22

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: 26 May 2022

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6 KENNY STREET BALLARAT EAST VIC 3350

Sold Price

\$655,000 Sold Date **02-Mar-22**

3 2 2

Distance



124 FINLAY STREET BROWN HILL VIC 3350

Sold Price

\$650,000 Sold Date **03-Dec-21**

3 3 3

Distance

0.49km



208 MELBOURNE ROAD BROWN HILL VIC 3350

Sold Price

^{RS} **\$620,000** ^{UN}

Sold Date **01-Apr-22**

3 2 3

Distance

0.14km

RS = Recent sale

UN = Undisclosed Sale

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