

# 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

4 Arkansaw Court, Brown Hill Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$575,000 & \$595,000

### Median sale price

Median price \$507,778 Property Type House Suburb Brown Hill

Period - From 01/07/2020 to 30/09/2020 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	26 Apple Orchard Dr BROWN HILL 3350	\$695,000	01/07/2020
2	7 Hillview Rd BROWN HILL 3350	\$612,500	04/10/2019
3	19 Hillview Rd BROWN HILL 3350	\$545,000	28/03/2020

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:

08/12/2020 09:30



**Property Type:** Land  
**Land Size:** 592 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$575,000 - \$595,000  
**Median House Price**  
September quarter 2020: \$507,778

## Comparable Properties



**26 Apple Orchard Dr BROWN HILL 3350 (REI/VG)**

**Agent Comments**



**Price:** \$695,000  
**Method:** Private Sale  
**Date:** 01/07/2020  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 620 sqm approx



**7 Hillview Rd BROWN HILL 3350 (REI/VG)**

**Agent Comments**



**Price:** \$612,500  
**Method:** Private Sale  
**Date:** 04/10/2019  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 684 sqm approx



**19 Hillview Rd BROWN HILL 3350 (REI/VG)**

**Agent Comments**



**Price:** \$545,000  
**Method:** Private Sale  
**Date:** 28/03/2020  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 648 sqm approx