

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 Ludbrook Court, Brown Hill Vic 3350

Indicative selling price

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

Range between \$469,000

&

\$479,000

Median sale price

Median price \$470,000

Property Type House

Suburb Brown Hill

Period - From 01/07/2019

to 30/06/2020

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	17 Benson St BROWN HILL 3350	\$486,000	24/01/2020
2	6 Bells La BROWN HILL 3350	\$465,000	09/04/2020
3	401a Humffray St.N BROWN HILL 3350	\$460,000	25/11/2019

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:

30/07/2020 17:22

4 Ludbrook Court, Brown Hill Vic 3350

Lisa Eden-Horvat

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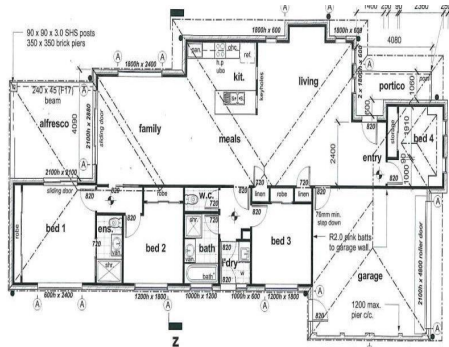
lisae@ballaratpropertygroup.com.au

Indicative Selling Price

\$480,000 - \$490,000

Median House Price

Year ending June 2020: \$470,000



Property Type: House (Previously Occupied - Detached)

Agent Comments

Comparable Properties



17 Benson St BROWN HILL 3350 (REI/VG)

Agent Comments

 4  2  2

Price: \$486,000

Method: Private Sale

Date: 24/01/2020

Rooms: 2

Property Type: House

Land Size: 501 sqm approx



6 Bells La BROWN HILL 3350 (REI/VG)

Agent Comments

 3  2  2

Price: \$465,000

Method: Private Sale

Date: 09/04/2020

Property Type: House (Res)

Land Size: 592 sqm approx



401a Humffray St.N BROWN HILL 3350 (REI/VG)

Agent Comments

 3  2  2

Price: \$460,000

Method: Private Sale

Date: 25/11/2019

Rooms: 6

Property Type: House (Res)

Land Size: 506 sqm approx

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501