

# 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

122 Finlay Street, 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 \$980,000 & \$1,075,000

### Median sale price

Median price \$530,000 Property Type House Suburb Brown Hill

Period - From 01/01/2021 to 31/03/2021 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	7 Highvista Gr BALLARAT EAST 3350	\$999,999	10/02/2021
2	21 Heights Cr BALLARAT NORTH 3350	\$1,055,000	05/02/2021
3	2 Temperance Ct NERRINA 3350	\$1,025,000	22/10/2020

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:

27/05/2021 13:45



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**Rooms:** 5  
**Property Type:** House  
**Land Size:** 1305 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$980,000 - \$1,075,000  
**Median House Price**  
March quarter 2021: \$530,000

## Comparable Properties



**7 Highvista Gr BALLARAT EAST 3350 (VG)**

**Agent Comments**

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**Price:** \$999,999  
**Method:** Sale  
**Date:** 10/02/2021  
**Property Type:** House (Res)  
**Land Size:** 2604 sqm approx



**21 Heights Cr BALLARAT NORTH 3350 (VG)**

**Agent Comments**

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**Price:** \$1,055,000  
**Method:** Sale  
**Date:** 05/02/2021  
**Property Type:** House (Res)  
**Land Size:** 1013 sqm approx



**2 Temperance Ct NERRINA 3350 (REI/VG)**

**Agent Comments**

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**Price:** \$1,025,000  
**Method:** Private Sale  
**Date:** 22/10/2020  
**Property Type:** House  
**Land Size:** 2015 sqm approx