

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 andpostcode

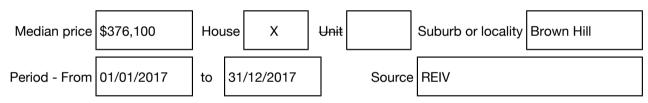
123 Melbourne Road, Brown Hill Vic 3350

Indicative selling price

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

Range between	\$350,000	&	\$365,000
-			

Median sale price



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	2 Ada Rose Hts BROWN HILL 3350	\$372,000	23/02/2018
2	14 Ludbrook Ct BROWN HILL 3350	\$347,000	19/12/2017
3	22 Jonathan Ct BROWN HILL 3350	\$322,000	01/03/2017

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.

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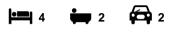
The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



123 Melbourne Road, Brown Hill Vic 3350







Rooms: Property Type: House Land Size: 298 sqm approx Agent Comments

03 5330 0500 0424 179 188 chris@ballaratpropertygroup.com.au

Indicative Selling Price \$350,000 - \$365,000 **Median House Price** Year ending December 2017: \$376,100

Comparable Properties



2 Ada Rose Hts BROWN HILL 3350 (REI)



Price: \$372,000 Method: Private Sale Date: 23/02/2018 Rooms: -Property Type: House (Res) Agent Comments

Agent Comments



Price: \$347,000 Method: Private Sale

2

3



Date: 19/12/2017 Rooms: -Property Type: House (Res) Land Size: 525 sqm approx

22 Jonathan Ct BROWN HILL 3350 (REI/VG)

14 Ludbrook Ct BROWN HILL 3350 (REI/VG)

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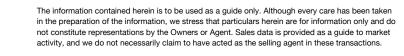
Agent Comments



Price: \$322,000 Method: Private Sale Date: 01/03/2017 Rooms: 4 Property Type: House Land Size: 498 sqm approx

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