

## 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

123 Melbourne Road, 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 \$350,000 & \$365,000

#### Median sale price

Median price \$376,100 House ☒ Unit ☐ Suburb or locality Brown Hill

Period - From 01/01/2017 to 31/12/2017 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 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.

123 Melbourne Road, Brown Hill Vic 3350



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**Indicative Selling Price**

\$350,000 - \$365,000

**Median House Price**

Year ending December 2017: \$376,100



4 2 2

**Rooms:**

**Property Type:** House

**Land Size:** 298 sqm approx

**Agent Comments**

## Comparable Properties



**2 Ada Rose Hts BROWN HILL 3350 (REI)**

**Agent Comments**

- - -

**Price:** \$372,000

**Method:** Private Sale

**Date:** 23/02/2018

**Rooms:** -

**Property Type:** House (Res)



**14 Ludbrook Ct BROWN HILL 3350 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$347,000

**Method:** Private Sale

**Date:** 19/12/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 525 sqm approx



**22 Jonathan Ct BROWN HILL 3350 (REI/VG)**

**Agent Comments**

3 1 3

**Price:** \$322,000

**Method:** Private Sale

**Date:** 01/03/2017

**Rooms:** 4

**Property Type:** House

**Land Size:** 498 sqm approx