

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 and
postcode

15 HOME VALLEY CHASE BROWN HILL VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$379,000

&

\$389,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$332,500

Property type

Land

Suburb

Brown Hill

Period-from

01 Jul 2021

to

30 Jun 2022

Source

Corelogic

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

14 HOME VALLEY CHASE BROWN HILL VIC 3350	\$385,000	29-Jul-21
2 LOCMOR DRIVE BROWN HILL VIC 3350	\$390,000	11-Feb-22
10 PANIA STREET BROWN HILL VIC 3350	\$385,000	03-Sep-21

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.

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14 HOME VALLEY CHASE BROWN HILL VIC 3350

RS - UN -

Sold Price

\$385,000

Sold Date

29-Jul-21

Distance

0.02km



2 LOCMOR DRIVE BROWN HILL VIC 3350

RS - UN -

Sold Price

\$390,000

Sold Date

11-Feb-22

Distance

0.36km



10 PANIA STREET BROWN HILL VIC 3350

RS - UN -

Sold Price

\$385,000

Sold Date

03-Sep-21

Distance

0.44km

RS = Recent sale

UN = Undisclosed Sale

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