

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

12 Rusty Rise, Brown Hill Vic 3350

Indicative selling price

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

Range between \$695,000 & \$720,000

Median sale price

Median price \$635,000 Property Type House Suburb Brown Hill

Period - From 06/12/2022 to 05/12/2023 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	12 Woodmans Rise BROWN HILL 3350	\$730,000	26/09/2023
2	6 Pania St BROWN HILL 3350	\$715,000	06/06/2023
3	2 Moneill CI BROWN HILL 3350	\$690,000	07/07/2022

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:

06/12/2023 09:00



4 2 12

Property Type: House

Land Size: 882 sqm approx

Agent Comments

Comparable Properties



12 Woodmans Rise BROWN HILL 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$730,000

Method: Private Sale

Date: 26/09/2023

Property Type: House

Land Size: 728 sqm approx



6 Pania St BROWN HILL 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$715,000

Method: Private Sale

Date: 06/06/2023

Property Type: House

Land Size: 806 sqm approx



2 Moneill CI BROWN HILL 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$690,000

Method: Private Sale

Date: 07/07/2022

Property Type: House

Land Size: 877 sqm approx