

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

7 Cherohne Court, Brown Hill Vic 3350

Indicative selling price

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

Range between \$740,000 & \$760,000

Median sale price

Median price \$647,500 Property Type House Suburb Brown Hill

Period - From 20/12/2022 to 19/12/2023 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	101-103 Lane St BROWN HILL 3350	\$800,000	19/06/2023
2	52 Finlay St BROWN HILL 3350	\$740,000	04/05/2023
3	35 Water St BROWN HILL 3350	\$722,500	02/09/2023

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:

20/12/2023 16:45



Property Type: Land

Land Size: 1122 sqm approx

Agent Comments

Comparable Properties



101-103 Lane St BROWN HILL 3350 (REI)

Agent Comments



Price: \$800,000

Method: Private Sale

Date: 19/06/2023

Property Type: House

Land Size: 1559 sqm approx



52 Finlay St BROWN HILL 3350 (REI/VG)

Agent Comments



Price: \$740,000

Method: Private Sale

Date: 04/05/2023

Property Type: House (Res)

Land Size: 823 sqm approx



35 Water St BROWN HILL 3350 (REI/VG)

Agent Comments



Price: \$722,500

Method: Private Sale

Date: 02/09/2023

Property Type: House

Land Size: 600 sqm approx