

## 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

293A TURNER COURT 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$900,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$377,500

Property type

Land

Suburb

Brown Hill

Period-from

01 Dec 2022

to

30 Nov 2023

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

4 SINCLAIR GROVE BROWN HILL VIC 3350	\$540,000	01-Jun-23
3 FOSSICKERS GROVE BALLARAT EAST VIC 3350	\$330,000	08-Jun-23
410A KLINE STREET CANADIAN VIC 3350	\$250,000	10-Feb-23

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: 12 December 2023



**4 SINCLAIR GROVE BROWN HILL  
VIC 3350**

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Sold Price

**\$540,000**

Sold Date

**01-Jun-23**

Distance

**0.99km**



**3 FOSSICKERS GROVE BALLARAT  
EAST VIC 3350**

 -  -  -

Sold Price

**\$330,000**

Sold Date

**08-Jun-23**

Distance

**2.8km**



**410A KLINE STREET CANADIAN  
VIC 3350**

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Sold Price

**\$250,000**

Sold Date

**10-Feb-23**

Distance

**3.27km**



**46 WHITE SWAN ROAD INVERMAY  
VIC 3352**

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Sold Price

**\$725,000**

Sold Date

**04-Apr-23**

Distance

**3.58km**

RS = Recent sale

UN = Undisclosed Sale

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