

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address
Including suburb and
postcode

56 BRADBURY STREET, BROWN HILL, VIC 3350

Indicative selling price

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

Price Range: \$475,000 to \$495,000

Median sale price

Median price

\$790,000

Property type

House

Suburb

BROWN HILL

Period

01 January 2023 to 31 December 2023

Source

pricfinder

Comparable property sales

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

11 LOVENEAR GR, BALLARAT EAST, VIC 3350	*\$485,000	06/02/2024
3 SHEEHAN CRT, BALLARAT EAST, VIC 3350	\$470,000	12/10/2023
238 RICHARDS ST, BALLARAT EAST, VIC 3350	\$500,000	16/08/2023

This Statement of Information was prepared on:

15/03/2024