

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

19 Holmsgarth Court, Brown Hill Vic 3350

Indicative selling price

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

Range between

\$845,000

&

\$875,000

Median sale price

Median price

\$705,000

Property Type

House

Suburb

Brown Hill

Period - From

01/04/2023

to

31/03/2024

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	17 Illana St BROWN HILL 3350	\$865,000	06/03/2024
2	404-408 Kline St CANADIAN 3350	\$855,000	06/09/2023
3	11 Illana St BROWN HILL 3350	\$846,000	29/02/2024

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:

13/04/2024 17:04



4 2 2

Property Type: House (Res)

Land Size: 684 sqm approx

Agent Comments

Indicative Selling Price

\$845,000 - \$875,000

Median House Price

Year ending March 2024: \$705,000

Comparable Properties



17 Illana St BROWN HILL 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$865,000

Method: Private Sale

Date: 06/03/2024

Property Type: House

Land Size: 751 sqm approx



404-408 Kline St CANADIAN 3350 (REI)

Agent Comments

4 2 12

Price: \$855,000

Method: Private Sale

Date: 06/09/2023

Property Type: House

Land Size: 2144 sqm approx



11 Illana St BROWN HILL 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$846,000

Method: Private Sale

Date: 29/02/2024

Property Type: House

Land Size: 743 sqm approx

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300