

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

218 Melbourne Road, Brown Hill Vic 3350

Indicative selling price

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

Range between

\$450,000

&

\$495,000

Median sale price

Median price

\$625,000

Property Type

House

Suburb

Brown Hill

Period - From

01/01/2024

to

31/12/2024

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 eighteen 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		
2		
3		

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 eighteen months.

This Statement of Information was prepared on:

20/01/2025 13:22



Property Type: House
Land Size: 1400 sqm approx sqm approx
Agent Comments

Indicative Selling Price
\$450,000 - \$495,000
Median House Price
Year ending December 2024: \$625,000

Comparable Properties

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 eighteen months. There are brick houses and weatherboard that have sold and most of these were on smaller blocks of land. I can't find any similar clad houses that have sold.

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



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