

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

18 Chiara Court, Brown Hill Vic 3350

Indicative selling price

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

Range between \$445,000 & \$465,000

Median sale price

Median price \$430,000

Property Type House

Suburb Brown Hill

Period - From 01/07/2018

to 30/06/2019

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	13 Illana St BROWN HILL 3350	\$457,000	08/08/2019
2	66 Water St BROWN HILL 3350	\$455,000	18/09/2018
3	62 Water St BROWN HILL 3350	\$450,000	14/01/2019

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:

19/09/2019 10:20



4 2 2

Rooms: 6

Property Type: House (Res)

Land Size: 562 sqm approx

Agent Comments

Only minutes from the Melbourne Freeway & Central Ballarat, this property is ideal for the commuter, investor or family alike who want to take advantage of this high quality home in a strong growth area. Some of the many pleasing aspects of this home include a butler's pantry, high quality kitchen with 900mm appliances & stone benchtops, evaporative cooling & central heating, north/west facing outdoor entertaining to capture the sun & an open backyard which makes it feel as though you're on acreage rather than the low maintenance 600m2 (approx.) allotment.

Comparable Properties



13 Illana St BROWN HILL 3350 (REI)

Agent Comments

4 2 2

Price: \$457,000

Method: Private Sale

Date: 08/08/2019

Rooms: 5

Property Type: House

Land Size: 725 sqm approx



66 Water St BROWN HILL 3350 (REI/VG)

Agent Comments

4 2 3

Price: \$455,000

Method: Private Sale

Date: 18/09/2018

Property Type: House

Land Size: 678 sqm approx



62 Water St BROWN HILL 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$450,000

Method: Private Sale

Date: 14/01/2019

Property Type: House

Land Size: 679 sqm approx