

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

7 Ambience Place Brown Hill VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

or range between

\$250,000

&

\$270,000

Median sale price

Median price

\$273,000

Property type

Land

Suburb

Brown Hill

Period - From

01-01-2021

to

31-12-2021

Source

Corelogic

Comparable property sales

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
21 Lofven Street Nerrina VIC 3350	\$250,000	25-10-2020
109 Gracefield Road Brown Hill VIC 3350	\$265,000	19-01-2021
3 Philip Avenue Ballarat North VIC 3350	\$250,000	17-09-2020

This Statement of Information was prepared on:

24-01-2022