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

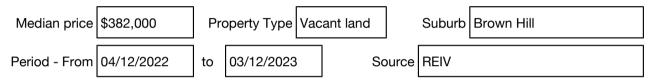
8 Thyanver Court, Brown Hill Vic 3350

Indicative selling price

For t	he meaning	of this price	see consumer.v	ic.gov.au/u	nderquoting	

Single price \$400,000

Median sale price



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.

Add	dress of comparable property	Price	Date of sale
1	7 Cityscape Ct BROWN HILL 3350	\$430,000	15/07/2023
2	5 Grolmen Ct BROWN HILL 3350	\$420,000	30/08/2022
3	Holman's Rise/lot 5 Finlay St BROWN HILL 3350	\$380,000	30/06/2023

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:

04/12/2023 14:38



buxton





Property Type: Land **Land Size:** 937 sqm approx Agent Comments Nick WATSON 03 5331 4544 0427 160 939 nwatson@buxton.com.au

Indicative Selling Price \$400,000 Median Land Price 04/12/2022 - 03/12/2023: \$382,000

Comparable Properties

7 Cityscape Ct BROWN HILL 3350 (VG)



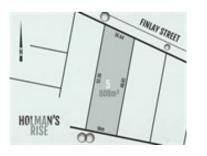
Price: \$430,000 Method: Sale Date: 15/07/2023 Property Type: Land Land Size: 1065 sqm approx Agent Comments

5 Grolmen Ct BROWN HILL 3350 (VG)

Agent Comments



Price: \$420,000 Method: Sale Date: 30/08/2022 Property Type: Land Land Size: 1118 sqm approx



Holman's Rise/lot 5 Finlay St BROWN HILL Agent Comments 3350 (REI)



Price: \$380,000 Method: Private Sale Date: 30/06/2023 Property Type: Land Land Size: 808 sqm approx

Account - Buxton Ballarat | P: 03 5331 4544



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