

# 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 the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$400,000

### Median sale price

Median price

\$382,000

Property Type

Vacant land

Suburb

Brown Hill

Period - From

04/12/2022

to

03/12/2023

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	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

8 Thyanver Court, Brown Hill Vic 3350

**buxton**

Nick WATSON

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**Indicative Selling Price**

\$400,000

**Median Land Price**

04/12/2022 - 03/12/2023: \$382,000



**Property Type:** Land

**Land Size:** 937 sqm approx

**Agent Comments**

## Comparable Properties

**7 Cityscape Ct BROWN HILL 3350 (VG)**

**Agent Comments**



**Price:** \$430,000

**Method:** Sale

**Date:** 15/07/2023

**Property Type:** Land

**Land Size:** 1065 sqm approx

**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 3350 (REI)**

**Agent Comments**



**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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