

# 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 8 Foynes Court, Brown Hill Vic 3350  
Including suburb or locality and postcode

### Indicative selling price

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

Range between \$325,000 & \$335,000

### Median sale price

Median price \$415,000 Property Type Vacant land Suburb Brown Hill

Period - From 22/07/2023 to 21/07/2024 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	37 Apple Orchard Dr BROWN HILL 3350	\$400,000	12/03/2024
2	32 Illana St BROWN HILL 3350	\$300,000	09/01/2024
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: 09/01/2025 09:56

Lisa Horvat  
03 5324 2408  
0400 533 667

[lisa@ballaratpropertyagents.com.au](mailto:lisa@ballaratpropertyagents.com.au)

**Indicative Selling Price**

\$325,000 - \$335,000

**Median Land Price**

22/07/2023 - 21/07/2024: \$415,000



**Property Type:** Land  
**Land Size:** 1016 sqm approx  
**Agent Comments**

## Comparable Properties

**37 Apple Orchard Dr BROWN HILL 3350 (VG)** **Agent Comments**



**Price:** \$400,000  
**Method:** Sale  
**Date:** 12/03/2024  
**Property Type:** Land  
**Land Size:** 742 sqm approx



**32 Illana St BROWN HILL 3350 (REI)** **Agent Comments**



**Price:** \$300,000  
**Method:** Private Sale  
**Date:** 09/01/2024  
**Property Type:** Land  
**Land Size:** 915 sqm approx

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.

**Account - Ballarat Property Agents | P: 03 5324 2408**