

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 Rusty Rise, Brown Hill Vic 3350

Indicative selling price

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

Range between \$315,000

&

\$330,000

Median sale price

Median price \$207,000

Property Type Vacant land

Suburb Brown Hill

Period - From 27/01/2020

to

26/01/2021

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	6 Gala Ct BROWN HILL 3350	\$312,000	21/12/2020
2	5 Bismark Ct BROWN HILL 3350	\$310,000	05/01/2021
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:

27/01/2021 14:55

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Indicative Selling Price

\$315,000 - \$330,000

Median Land Price

27/01/2020 - 26/01/2021: \$207,000



Property Type: Land

Land Size: 1069 sqm approx

Agent Comments

Comparable Properties



6 Gala CI BROWN HILL 3350 (REI)

Agent Comments



Price: \$312,000

Method: Private Sale

Date: 21/12/2020

Property Type: Land

Land Size: 1645 sqm approx



5 Bismark Ct BROWN HILL 3350 (REI)

Agent Comments



Price: \$310,000

Method: Private Sale

Date: 05/01/2021

Property Type: Land

Land Size: 1136 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.