

Statement of Information

Multiple residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address
Including suburb or
locality and postcode

30 Ryan Street, 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)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Land	\$289,000	Or range between		&	
Land		Or range between	\$239,000	&	\$249,000
Land	\$379,000	Or range between		&	
Land	\$369,000	Or range between		&	
Land	\$699,000	Or range between		&	

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price

Suburb or locality

Brown Hill

Period - From

to

Source

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last 18 months, and located within five kilometres of the unit for sale.

Unit type or class

e.g. One bedroom
units

	Address of comparable unit	Price	Date of sale
Land	3 June Ct BALLARAT EAST 3350	\$270,000	25/09/2023
	32 Illana St BROWN HILL 3350	\$300,000	09/01/2024
	17 June Ct BALLARAT EAST 3350	\$300,000	08/11/2023

Unit type or class

e.g. One bedroom
units

	Address of comparable unit	Price	Date of sale
Land	3 Richardson St BALLARAT EAST 3350	\$175,000	08/09/2023
	215a York St BALLARAT EAST 3350	\$180,000	03/11/2023
	42 Glendenning St CANADIAN 3350	\$247,500	21/02/2024

Unit type or class

e.g. One bedroom
units

	Address of comparable unit	Price	Date of sale
Land	910A Eureka St BALLARAT EAST 3350	\$400,000	15/12/2023
	2 Tawny CI BALLARAT EAST 3350	\$400,000	05/09/2023
	6 June Ct BALLARAT EAST 3350	\$340,000	09/01/2024

Unit type or class

e.g. One bedroom
units

	Address of comparable unit	Price	Date of sale
Land	910A Eureka St BALLARAT EAST 3350	\$400,000	15/12/2023
	2 Tawny CI BALLARAT EAST 3350	\$400,000	05/09/2023
	25 Nelson St BALLARAT EAST 3350	\$420,000	01/09/2023

Unit type or class

e.g. One bedroom
units

	Address of comparable unit	Price	Date of sale
Land	126 Canterbury St BROWN HILL 3350	\$785,000	02/01/2024
	23 Rodier St EUREKA 3350	\$620,000	15/12/2023
	6 Holmsgarth Ct BROWN HILL 3350	\$522,000	15/09/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within five kilometres of the unit for sale in the last 18 months.

This Statement of Information was prepared on:

28/02/2024 16:03