

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 and
postcode

11 RIVERSIDE PLACE 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)

Single Price

\$439,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Brown Hill

Period-from

01 Jul 2022

to

30 Jun 2023

Source

Corelogic

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

2/307 SPECIMEN VALE NORTH BALLARAT EAST VIC 3350	\$430,250	19-Jun-22
2/519 PEEL STREET NORTH BLACK HILL VIC 3350	\$410,000	31-Dec-22
6/1120-1122 HAVELOCK STREET BALLARAT NORTH VIC 3350	\$437,000	01-Jul-22

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: 26 July 2023

McGrath

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2/307 SPECIMEN VALE NORTH BALLARAT EAST VIC 3350

2 1 1

Sold Price

\$430,250

Sold Date

19-Jun-22

Distance

1.4km



2/519 PEEL STREET NORTH BLACK HILL VIC 3350

2 1 1

Sold Price

\$410,000

Sold Date

31-Dec-22

Distance

2.05km



6/1120-1122 HAVELOCK STREET BALLARAT NORTH VIC 3350

2 1 1

Sold Price

\$437,000

Sold Date

01-Jul-22

Distance

2.39km

RS = Recent sale

UN = Undisclosed Sale

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