

# THE LIFESTYLE YOU HAVE DREAMED OF AWAITS...

## SPRINGS RISE BLOCKS TITLED, READY TO BUILD

# SPRINGS *Rise* ESTATE

STAGE 2  
JUST RELEASED

STAGE 1  
ALMOST SOLD OUT

### Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**26 Springs Road,  
BROWN HILL 3350**

#### Indicative selling price

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

**Range \$161,453 - \$178,448**

#### Median sale price

Median **Vacant Land** for **BROWN HILL** for period **Jul 2017 - Jun 2018**

Sourced from **Pricefinder**.

**\$186,000**

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**9 Appleford Court,**  
Brown Hill 3350

Price **\$175,000** Sold 27 April  
2018

**72 Stringybark Drive,**  
Brown Hill 3350

Price **\$185,000** Sold 09  
November 2017

**9 Blanc Court,**  
Brown Hill 3350

Price **\$170,000** Sold 31  
January 2018

This Statement of Information was prepared on 3rd Oct 2019

#### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.



#### PRDnationwide Ballarat

51 Lydiard Street South,  
BALLARAT VIC 3350

#### Contact agents



**Robert McClure**  
PRDnationwide

(03) 5329 4628  
0418 508 808  
[robm@prdballarat.com.au](mailto:robm@prdballarat.com.au)

