

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

3 Daylesford Road 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 \$* or range between \$750,000 & \$800,000

Median sale price

Median price \$255,000 Property type Land Suburb Brown Hill

Period - From 01/11/2020 to 31/10/2021 Source Corelogic

Comparable property sales

Address of comparable property	Price	Date of sale
40 Water Street Brown Hill VIC 3350	\$885,000	23/06/2020
330 Larter Street Golden Point VIC 3350	\$890,000	09/07/2020

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: 24/11/2021