

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

19 Ainley Street, Brown Hill Vic 3350

Indicative selling price

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

Range between \$340,000 & \$370,000

Median sale price

Median price \$457,000 House X Unit Suburb or locality Brown Hill

Period - From 01/04/2018 to 30/06/2018 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	203 Scott Pde BALLARAT EAST 3350	\$380,000	21/03/2018
2	402 Morres St BALLARAT EAST 3350	\$377,007	16/04/2018
3	105 Thompson St BROWN HILL 3350	\$355,000	17/05/2018

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.

19 Ainley Street, Brown Hill Vic 3350

Chris Gladman

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Indicative Selling Price

\$340,000 - \$370,000

Median House Price

June quarter 2018: \$457,000



 2  1  1

Rooms:

Property Type: House (Res)

Land Size: 1184 sqm approx

Agent Comments

Comparable Properties



203 Scott Pde BALLARAT EAST 3350 (REI/VG) Agent Comments

 3  -  -

Price: \$380,000

Method: Private Sale

Date: 21/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 1023 sqm approx



402 Morres St BALLARAT EAST 3350 (VG) Agent Comments

 3  -  -

Price: \$377,007

Method: Sale

Date: 16/04/2018

Rooms: -

Property Type: House (Res)

Land Size: 568 sqm approx



105 Thompson St BROWN HILL 3350 (REI/VG) Agent Comments

 3  1  2

Price: \$355,000

Method: Private Sale

Date: 17/05/2018

Rooms: 5

Property Type: House

Land Size: 899 sqm approx