

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

9 Brooklyn Court, Brown Hill Vic 3350

Indicative selling price

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

Range between \$545,000 & \$565,000

Median sale price

Median price \$430,000 Property Type House Suburb Brown Hill

Period - From 01/07/2018 to 30/06/2019 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 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
1	113 Ryan St BROWN HILL 3350	\$590,000	16/11/2018
2	3 Bolero Ct BROWN HILL 3350	\$560,000	20/02/2019
3	55 Stringybark Dr BROWN HILL 3350	\$545,250	30/07/2019

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:

08/10/2019 11:55

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Indicative Selling Price

\$545,000 - \$565,000

Median House Price

Year ending June 2019: \$430,000



4 2 2

Property Type: House (Res)**Land Size:** 927 sqm approx

Agent Comments

Located in a quiet court and only 10 minutes to the city centre, this stylish 4-bedroom home sits beautifully in the tranquil surroundings of the Brown Hill Bushlands and close to the picturesque White Swan Reservoir, walking tracks, and a short drive to shops, supermarkets and outstanding primary and secondary schools. With a spacious allotment of 927m2 including a fully landscaped front yard to add to the appeal of the beautiful facade, as well as a secure rear garden with a gorgeous decked entertaining area perfect for hosting an impressive AFL grand final party.

Comparable Properties

**113 Ryan St BROWN HILL 3350 (REI/VG)**

Agent Comments

4 2 2

Price: \$590,000**Method:** Private Sale**Date:** 16/11/2018**Property Type:** House**Land Size:** 1070 sqm approx**3 Bolero Ct BROWN HILL 3350 (REI/VG)**

Agent Comments

4 2 2

Price: \$560,000**Method:** Private Sale**Date:** 20/02/2019**Property Type:** House**Land Size:** 752 sqm approx**55 Stringybark Dr BROWN HILL 3350 (REI/VG)** Agent Comments

4 2 3

Price: \$545,250**Method:** Private Sale**Date:** 30/07/2019**Property Type:** House**Land Size:** 4000 sqm approx