

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

14 Observation Court, Brown Hill Vic 3350

Indicative selling price

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

Range between

\$390,000

&

\$399,950

Median sale price

Median price

\$782,500

Property Type

House

Suburb

Brown Hill

Period - From

01/10/2023

to

31/12/2023

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	62 Dyte Pde BALLARAT EAST 3350	\$395,000	23/02/2024
2	65 Lovenear Gr BALLARAT EAST 3350	\$395,000	13/11/2023
3	1/419 Humffray St.N BROWN HILL 3350	\$380,000	24/10/2023

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:

08/04/2024 17:42



Rooms: 5
Property Type: House
Agent Comments

Indicative Selling Price
\$390,000 - \$399,950
Median House Price
December quarter 2023: \$782,500

Comparable Properties



62 Dyte Pde BALLARAT EAST 3350 (REI)

Agent Comments



Price: \$395,000
Method: Private Sale
Date: 23/02/2024
Property Type: House
Land Size: 583 sqm approx



65 Lovenear Gr BALLARAT EAST 3350 (REI)

Agent Comments



Price: \$395,000
Method: Private Sale
Date: 13/11/2023
Property Type: House
Land Size: 693 sqm approx



1/419 Humffray St.N BROWN HILL 3350 (REI)

Agent Comments



Price: \$380,000
Method: Private Sale
Date: 24/10/2023
Rooms: 5
Property Type: House (Res)