

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

15 Home Valley Chase, Brown Hill Vic 3350

Indicative selling price

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

Range between \$340,000 & \$350,000

Median sale price

Median price \$410,000 Property Type Vacant land Suburb Brown Hill

Period - From 02/05/2022 to 01/05/2023 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	50 Janson Rd BROWN HILL 3350	\$390,000	20/09/2021
2	10 Pania St BROWN HILL 3350	\$385,000	03/09/2021
3	20 Pania St BROWN HILL 3350	\$360,000	17/08/2022

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:

02/05/2023 16:02



Property Type: Land

Land Size: 801 sqm approx

Agent Comments

Comparable Properties



50 Janson Rd BROWN HILL 3350 (REI/VG)

Agent Comments



Price: \$390,000

Method: Private Sale

Date: 20/09/2021

Property Type: Land (Res)

Land Size: 894 sqm approx



10 Pania St BROWN HILL 3350 (REI/VG)

Agent Comments



Price: \$385,000

Method: Private Sale

Date: 03/09/2021

Property Type: Land

Land Size: 906 sqm approx

20 Pania St BROWN HILL 3350 (VG)

Agent Comments



Price: \$360,000

Method: Sale

Date: 17/08/2022

Property Type: Land

Land Size: 806 sqm approx