

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1a Ryan Street, Brown Hill Vic 3350

Indicative selling price

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

Range between \$520,000 & \$540,000

Median sale price

Median price \$695,000 Property Type House Suburb Brown Hill

Period - From 01/01/2024 to 31/03/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	2 Ludbrook Ct BROWN HILL 3350	\$540,000	28/03/2024
2	115 Melbourne Rd BROWN HILL 3350	\$529,000	19/03/2024
3	21 Water St BROWN HILL 3350	\$520,000	14/03/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

13/05/2024 17:11

1a Ryan Street, Brown Hill Vic 3350



Rob Cunningham
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Indicative Selling Price
\$520,000 - \$540,000

Median House Price
March quarter 2024: \$695,000



4 2 2

Property Type: House
Land Size: 544 sqm approx
Agent Comments

Comparable Properties



2 Ludbrook Ct BROWN HILL 3350 (REI)

Agent Comments

3 2 2

Price: \$540,000
Method: Private Sale
Date: 28/03/2024
Property Type: House



115 Melbourne Rd BROWN HILL 3350 (REI)

Agent Comments

3 2 2

Price: \$529,000
Method: Private Sale
Date: 19/03/2024
Rooms: 5
Property Type: House (Res)
Land Size: 469 sqm approx



21 Water St BROWN HILL 3350 (REI)

Agent Comments

3 2 1

Price: \$520,000
Method: Private Sale
Date: 14/03/2024
Rooms: 7
Property Type: House (Res)

Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559



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