

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

5/8 Lane Street, Brown Hill Vic 3350

Indicative selling price

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

Range between \$349,000 & \$359,000

Median sale price

Median price \$320,000

Property Type Unit

Suburb Brown Hill

Period - From 03/02/2020

to 02/02/2021

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	3/1 Cecile Ct BALLARAT EAST 3350	\$380,000	12/10/2020
2	1/274 Humffray St.N BROWN HILL 3350	\$360,000	05/09/2020
3	12b Ritchie St BROWN HILL 3350	\$350,000	22/10/2020

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:

03/02/2021 11:31

5/8 Lane Street, Brown Hill Vic 3350



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Indicative Selling Price

\$349,000 - \$359,000

Median Unit Price

03/02/2020 - 02/02/2021: \$320,000



3 1 2

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



3/1 Cecile Ct BALLARAT EAST 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$380,000

Method: Private Sale

Date: 12/10/2020

Property Type: Townhouse (Res)

1/274 Humffray St.N BROWN HILL 3350 (VG)

Agent Comments

3 - -

Price: \$360,000

Method: Sale

Date: 05/09/2020

Property Type: Flat/Unit/Apartment (Res)

12b Ritchie St BROWN HILL 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$350,000

Method: Private Sale

Date: 22/10/2020

Property Type: Townhouse (Single)

Land Size: 356 sqm approx

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.