

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

14 Ludbrook Court, Brown Hill 3350

Indicative selling price

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

Single price

\$*

or range between

\$370,000

&

\$400,000

Median sale price

Median price

\$365,000

*House

X

*Unit

Suburb
or locality

Brown Hill

Period - From

25/09/2016

to

25/09/2017

Source

CoreLogic

Comparable property sales

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
113 Strickland Parade, Brown Hill 3350	\$395,000	23/12/2016
15 Middlin Street, Brown Hill 3350	\$415,000	07/02/2017
252A Humffray Street North, Brown Hill 3350	\$376,100	10/06/2017