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 Springs Road, Brown Hill Vic 3350

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$565,000		&		\$585,000)		
Median sale p	rice							
Median price	\$625,000	Pro	operty Type	Hou	se		Suburb	Brown Hill
Period - From	19/12/2023	to	18/12/2024		So	urce	Property	/ Data

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.

Add	dress of comparable property	Price	Date of sale
1	11 Hearn Rd BROWN HILL 3350	\$600,000	02/12/2024
2	15 Ainley St BROWN HILL 3350	\$570,000	26/08/2024
3	184 Humffray St.N BALLARAT EAST 3350	\$550,000	25/04/2024

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:

19/12/2024 16:07





Hannah Baker

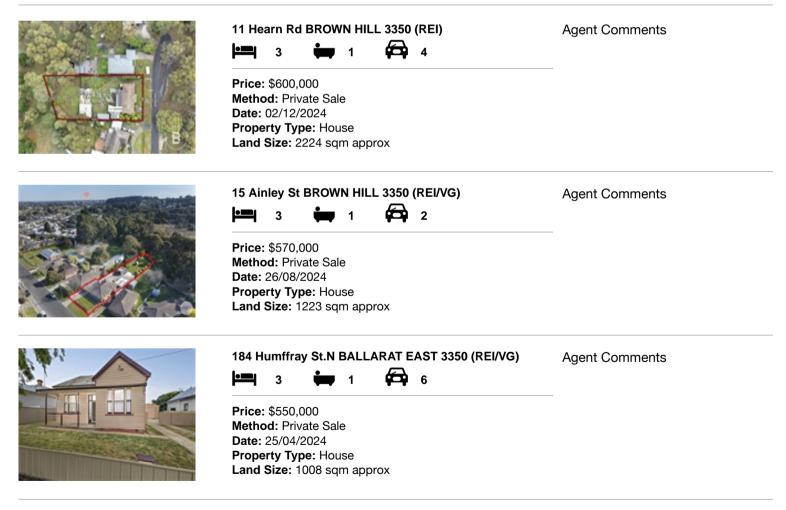




Property Type: House Land Size: 795 sqm approx Agent Comments 0353334322 0457988876 hannah@trevorpetrie.com.au

Indicative Selling Price \$565,000 - \$585,000 Median House Price 19/12/2023 - 18/12/2024: \$625,000

Comparable Properties



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