

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 consumer.vic.gov.au/underquoting

Range between \$565,000 & \$585,000

Median sale price

Median price \$625,000 Property Type House Suburb Brown Hill

Period - From 19/12/2023 to 18/12/2024 Source 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.

	Address 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



Property Type: House

Land Size: 795 sqm approx

Agent Comments

Comparable Properties



11 Hearn Rd BROWN HILL 3350 (REI)

Agent Comments



Price: \$600,000

Method: Private Sale

Date: 02/12/2024

Property Type: House

Land Size: 2224 sqm approx



15 Ainley St BROWN HILL 3350 (REI/VG)

Agent Comments



Price: \$570,000

Method: Private Sale

Date: 26/08/2024

Property Type: House

Land Size: 1223 sqm approx



184 Humffray St.N BALLARAT EAST 3350 (REI/VG)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 25/04/2024

Property Type: House

Land Size: 1008 sqm approx