## 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

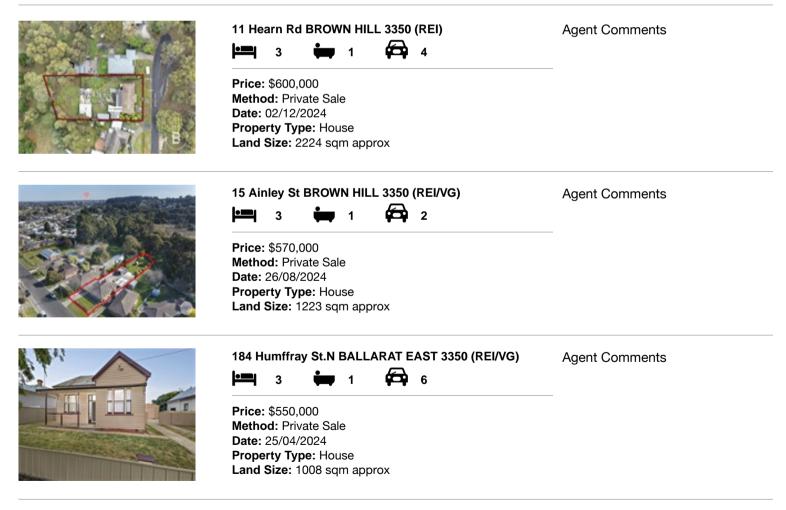




**Property Type:** House Land Size: 795 sqm approx Agent Comments 0353334322 0457988876 hannah@trevorpetrie.com.au

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

# **Comparable Properties**



#### Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria. 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.