

STATEMENT OF INFORMATION

28 GRACEFIELD DRIVE, BROWN HILL, VIC 3350

PREPARED BY LUKE VEAL, JENS VEAL BYRNE, PHONE: 0438302805

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



28 GRACEFIELD DRIVE, BROWN HILL, VIC  4  2  2

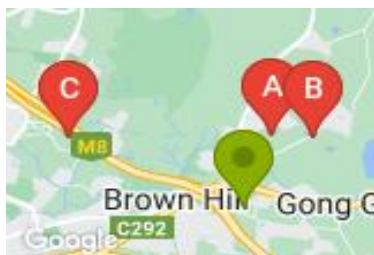
Indicative Selling Price

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

Single Price: **\$960,000**

Provided by: Luke Veal, Jens Veal Byrne

MEDIAN SALE PRICE



BROWN HILL, VIC, 3350

Suburb Median Sale Price (House)

\$627,500

01 January 2022 to 31 December 2022

Provided by: 

COMPARABLE PROPERTIES

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.



27 GALA CL, BROWN HILL, VIC 3350

 4  2  3

Sale Price

\$1,500,000

Sale Date: 27/07/2022

Distance from Property: 1.1km



2 WILLOWBANK WAY, BROWN HILL, VIC 3350

 4  2  4

Sale Price

\$1,100,000

Sale Date: 24/01/2022

Distance from Property: 1.3km



27 FALKIRK RD, NERRINA, VIC 3350

 4  2  6

Sale Price

***\$1,120,000**

Sale Date: 25/11/2022

Distance from Property: 2.5km



This report has been compiled on 24/02/2023 by Jens Veal Byrne. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

28 GRACEFIELD DRIVE, BROWN HILL, VIC 3350

Indicative selling price

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

Single Price:

\$960,000

Median sale price

Median price

\$627,500

Property type

House

Suburb

BROWN HILL

Period

01 January 2022 to 31 December 2022

Source



Comparable property sales

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

27 GALA CL, BROWN HILL, VIC 3350	\$1,500,000	27/07/2022
2 WILLOWBANK WAY, BROWN HILL, VIC 3350	\$1,100,000	24/01/2022
27 FALKIRK RD, NERRINA, VIC 3350	*\$1,120,000	25/11/2022

This Statement of Information was prepared on:

24/02/2023