

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 and
postcode

5 Heron Rdge, Brown Hill, Vic 3350

Indicative selling price

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

range between

\$799,000

&

\$849,000

Median sale price

Median price

\$572,500

Property type

House

Suburb

Brown Hill

Period - From

01/09/2023

to

31/08/2024

Source



PropTrack

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 eighteen 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
9 Coorabin Drive, Brown Hill, VIC 3350	\$996,000	12/12/2023
6 Ninox Court, Brown Hill, VIC 3350	\$890,000	07/06/2023
11 Hillview Road, Brown Hill, VIC 3350	\$887,500	23/05/2023

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 eighteen months.

This Statement of Information was prepared on: 20/09/2024