

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

8 THOMPSON STREET BROWN HILL VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$499,000

&

\$548,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

House

Suburb

Brown Hill

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

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

319 EUREKA STREET BALLARAT EAST VIC 3350	\$515,000	26-Sep-24
10 LUDBROOK COURT BROWN HILL VIC 3350	\$445,000	03-Oct-24
115 MELBOURNE ROAD BROWN HILL VIC 3350	\$529,000	19-Mar-24

OR

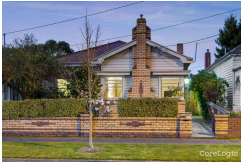
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 19 November 2024

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**319 EUREKA STREET BALLARAT
EAST VIC 3350**

3 1 1

Sold Price

RS

\$515,000Sold Date **26-Sep-24**Distance **1.91km****10 LUDBROOK COURT BROWN
HILL VIC 3350**

4 2 2

Sold Price

RS

\$445,000Sold Date **03-Oct-24**Distance **0.81km****115 MELBOURNE ROAD BROWN
HILL VIC 3350**

4 2 2

Sold Price

\$529,000Sold Date **19-Mar-24**Distance **0.83km**

RS = Recent sale

UN = Undisclosed Sale

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