

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
12 GALLOWBURN COURT 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)

ce or range between \$900,000 & \$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$645,000 Property type House Suburb Brown Hill
Period-from 01 Mar 2023 to 29 Feb 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
2 LONGS HILL ROAD BROWN HILL VIC 3350	\$960,000	10-May-23
58 STRINGYBARK DRIVE BROWN HILL VIC 3350	\$985,000	15-Sep-23
223 DAYLESFORD ROAD BROWN HILL VIC 3350	\$901,000	23-Feb-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: 24th February 2025