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

16 Reid Street, Brown Hill Vic 3350

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | ov.au | /underquot | ting | | |
|-----------------|-------------------|------|--------------|-------|------------|------|--------|------------|
| Range betweer | \$369,000 | | & | | \$399,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$610,000 | Pro | operty Type | Hou | se | | Suburb | Brown Hill |
| Period - From | 01/04/2024 | to | 31/03/2025 | | So | urce | REIV | |

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.

| Ade | dress of comparable property | Price | Date of sale |
|-----|----------------------------------|-----------|--------------|
| 1 | 617 Tress St GOLDEN POINT 3350 | \$375,000 | 10/12/2024 |
| 2 | 820 Tress St MOUNT PLEASANT 3350 | \$385,000 | 09/12/2024 |
| 3 | 827 Tress St MOUNT PLEASANT 3350 | \$370,000 | 13/11/2024 |

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:

06/05/2025 09:08



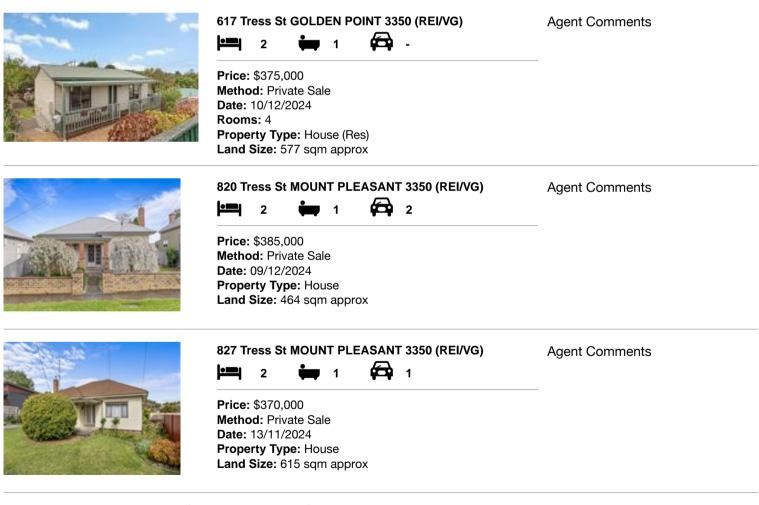






Property Type: House Land Size: 554 sqm approx Agent Comments Indicative Selling Price \$369,000 - \$399,000 Median House Price Year ending March 2025: \$610,000

Comparable Properties



Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300



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