Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 3 Grolmen Court, Brown Hill Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	າ \$295,000		&		\$320,000			
Median sale price								
Median price	\$415,000	Pro	operty Type	Vac	ant land		Suburb	Brown Hill
Period - From	01/04/2024	to	31/03/2025		So	ource	Property	/ Data

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.

Add	dress of comparable property	Price	Date of sale
1	11 Thyanver Ct BROWN HILL 3350	\$330,000	06/02/2025
2	34 Apple Orchard Dr BROWN HILL 3350	\$270,000	13/12/2024
3	38 Pania St BROWN HILL 3350	\$320,000	13/12/2024

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.

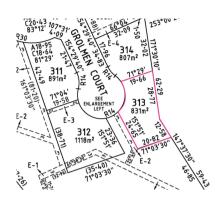
This Statement of Information was prepared on:

01/04/2025 13:40



3 Grolmen Court, Brown Hill Vic 3350

BALLARAT





Property Type: Land **Land Size:** 831 sqm approx Agent Comments Lisa Horvat 03 5324 2408 0400 533 667 lisa@ballaratpropertyagents.com.au

> Indicative Selling Price \$295,000 - \$320,000 Median Land Price 01/04/2024 - 31/03/2025: \$415,000

Comparable Properties

11 Thyanver Ct BROWN HILL 3350 (REI) Image: 1 Image: 1 I	Agent Comments
34 Apple Orchard Dr BROWN HILL 3350 (REI/VG) Image: Price: \$270,000 Method: Private Sale Date: 13/12/2024 Property Type: Land Land Size: 734 sqm approx	Agent Comments
38 Pania St BROWN HILL 3350 (VG) 	Agent Comments

Account - Ballarat Property Agents | P: 03 5324 2408



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