## 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	37 Apple Orchard Drive, Brown Hill Vic 3350
Including suburb or	
locality and postcode	

### Indicative selling price

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

Range between \$1,285,000 & \$1,325,000	Range between	\$1,285,000	&	\$1,325,000
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### Median sale price

Median price	\$625,000	Pro	perty Type	House		Suburb	Brown Hill
Period - From	01/01/2025	to	31/03/2025		Source	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.

#### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	16 Pinewood Dr BALLARAT NORTH 3350	\$1,200,000	23/08/2024
2	416a Ligar St SOLDIERS HILL 3350	\$1,325,000	24/05/2024
3	10 Hugo PI BROWN HILL 3350	\$1,375,000	31/12/2023

#### OR

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

This Statement of Information was prepared on:	23/06/2025 14:35









Property Type: Land Land Size: 743 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,285,000 - \$1,325,000 **Median House Price** March quarter 2025: \$625,000

# Comparable Properties



16 Pinewood Dr BALLARAT NORTH 3350 (REI/VG)

Price: \$1,200,000 Method: Private Sale Date: 23/08/2024 Property Type: House

Land Size: 1210 sqm approx

**Agent Comments** 



416a Ligar St SOLDIERS HILL 3350 (REI/VG)

Agent Comments

Price: \$1,325,000 Method: Private Sale Date: 24/05/2024 Property Type: House Land Size: 455 sqm approx



10 Hugo PI BROWN HILL 3350 (REI/VG)

**Agent Comments** 

Price: \$1,375,000 Method: Private Sale Date: 31/12/2023 Property Type: House Land Size: 1388 sqm approx

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