Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Address | 8 Foynes Court, 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 \$285,000 | & | \$295,000 |
|-------------------------|---|-----------|
|-------------------------|---|-----------|

Median sale price

| Median price | \$330,000 | Pro | perty Type | Vacant | nt land | | Suburb | Brown Hill |
|---------------|------------|-----|------------|--------|---------|------|----------|------------|
| Period - From | 08/12/2024 | to | 07/12/2025 | | So | urce | 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.

Address of comparable property

| Add | dress of comparable property | Price | Date of sale |
|-----|-------------------------------------|-----------|--------------|
| 1 | 34 Apple Orchard Dr BROWN HILL 3350 | \$270,000 | 13/12/2024 |
| 2 | 7 Provence Ct BROWN HILL 3350 | \$300,000 | 01/06/2025 |
| 3 | 19 June Ct BALLARAT EAST 3350 | \$305,000 | 05/09/2025 |

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: | 08/12/2025 08:48 |
|--|------------------|





Lisa Horvat 03 5324 2408 0400 533 667 lisa@ballaratpropertyagents.com.au

> **Indicative Selling Price** \$285,000 - \$295,000 **Median Land Price**

08/12/2024 - 07/12/2025: \$330,000





Agent Comments

Comparable Properties

34 Apple Orchard Dr BROWN HILL 3350 (REI)





Agent Comments

Price: \$270,000 Method:

Date: 13/12/2024 Property Type: Land

7 Provence Ct BROWN HILL 3350 (REI)







Agent Comments

Agent Comments

Price: \$300,000 Method:

Date: 01/06/2025 Property Type: Land

19 June Ct BALLARAT EAST 3350 (REI/VG)







Price: \$305,000 Method: Private Sale Date: 05/09/2025 Property Type: Land

Land Size: 877 sqm approx

Account - Ballarat Property Agents | P: 03 5324 2408



877m



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.