

## 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

8 GALIBIER ROAD BROWN HILL VIC 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$239,000

&

\$249,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$576,500

Property type

Land

Suburb

Brown Hill

Period-from

01 Sep 2023

to

31 Aug 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 9 CYPRESS ROAD BROWN HILL VIC 3350        | \$245,000 | 07-May-24 |
| 10 OBSERVATION COURT BROWN HILL VIC 3350  | \$230,000 | 02-Apr-24 |
| 7 MARBLES CRESCENT BALLARAT EAST VIC 3350 | \$400,000 | 20-Jun-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: 17 September 2024

# McGrath

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## 9 CYPRESS ROAD BROWN HILL VIC 3350

Sold Price **\$245,000** Sold Date **07-May-24**

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Distance **1.11km**



## 10 OBSERVATION COURT BROWN HILL VIC 3350

Sold Price **\$230,000** Sold Date **02-Apr-24**

 1  1  -

Distance **1.48km**



## 7 MARBLES CRESCENT BALLARAT EAST VIC 3350

Sold Price **\$400,000** Sold Date **20-Jun-24**

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Distance **1.79km**

RS = Recent sale

UN = Undisclosed Sale

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