

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

15 Hill Top Road, Brown Hill Vic 3350

Indicative selling price

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

Range between \$780,000 & \$840,000

Median sale price

Median price \$572,500 Property Type House Suburb Brown Hill

Period - From 23/08/2023 to 22/08/2024 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 | Price | Date of sale |
|---|----------------------------------|-----------|--------------|
| 1 | 9 Illana St BROWN HILL 3350 | \$750,000 | 11/07/2024 |
| 2 | 19 Holmsgarth Ct BROWN HILL 3350 | \$835,000 | 03/05/2024 |
| 3 | 11 Illana St BROWN HILL 3350 | \$846,000 | 29/02/2024 |

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:

23/08/2024 20:57



4
 2
 2

Property Type: House
Land Size: 676 sqm approx
 Agent Comments

Indicative Selling Price
 \$780,000 - \$840,000
Median House Price
 23/08/2023 - 22/08/2024: \$572,500

Comparable Properties



9 Illana St BROWN HILL 3350 (REI)

Agent Comments

4
 2
 2

Price: \$750,000
Method: Private Sale
Date: 11/07/2024
Property Type: House
Land Size: 741 sqm approx



19 Holmsgarth Ct BROWN HILL 3350 (REI/VG)

Agent Comments

4
 2
 2

Price: \$835,000
Method: Private Sale
Date: 03/05/2024
Property Type: House
Land Size: 684 sqm approx



11 Illana St BROWN HILL 3350 (REI/VG)

Agent Comments

4
 2
 2

Price: \$846,000
Method: Private Sale
Date: 29/02/2024
Property Type: House
Land Size: 743 sqm approx

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