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	2 Provence Court, Brown Hill Vic 3350

Indicative selling price

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

Single price $250,000

Median sale price

Median price $417,500 Property Type Vacant land Suburb Brown Hill

Period - From 03/04/2024 to 02/04/2025 Source 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	Price	Date of sale
1	34 Apple Orchard Dr BROWN HILL 3350	$270,000	13/12/2024
2	30 Ryan St BROWN HILL 3350	$260,000	05/09/2024
3	9 Cypress Rd BROWN HILL 3350	$245,000	16/05/2024

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: 03/04/2025 13:02

2 Provence Court, Brown Hill Vic 3350



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Property Type: Land
Land Size: 559 sqm approx

Agent Comments

Indicative Selling Price
$250,000
Median Land Price
03/04/2024 - 02/04/2025: $417,500

Comparable Properties



34 Apple Orchard Dr BROWN HILL 3350 (REI/VG)

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Price: $270,000
Method: Private Sale
Date: 13/12/2024
Property Type: Land
Land Size: 734 sqm approx

Agent Comments



30 Ryan St BROWN HILL 3350 (VG)

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Price: $260,000
Method: Sale
Date: 05/09/2024
Property Type: Land
Land Size: 601 sqm approx

Agent Comments



9 Cypress Rd BROWN HILL 3350 (REI/VG)

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Price: $245,000
Method: Private Sale
Date: 16/05/2024
Property Type: Land
Land Size: 572 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555

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