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	4 Malcolm Court, Brown Hill Vic 3350

Indicative selling price

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

Range between $355,000 & $375,000

Median sale price

Median price $440,000 Property Type Unit Suburb Brown Hill

Period - From 09/05/2022 to 08/05/2023 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	15 Ron Ct CANADIAN 3350	$375,000	06/12/2022
2	4/20 Gale St CANADIAN 3350	$375,000	13/10/2022
3	4 Ron Ct CANADIAN 3350	$350,000	15/12/2022

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: 09/05/2023 10:45

4 Malcolm Court, Brown Hill Vic 3350



2 1 1

Property Type:
Flat/Unit/Apartment (Res)
Land Size: 204 sqm approx

Agent Comments

Indicative Selling Price
$355,000 - $375,000
Median Unit Price
09/05/2022 - 08/05/2023: $440,000

Comparable Properties



15 Ron Ct CANADIAN 3350 (REI/VG)

2 2 1

Price: $375,000
Method: Private Sale
Date: 06/12/2022
Property Type: Townhouse (Single)
Land Size: 185 sqm approx

Agent Comments



4/20 Gale St CANADIAN 3350 (VG)

2 - -

Price: $375,000
Method: Sale
Date: 13/10/2022
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



4 Ron Ct CANADIAN 3350 (VG)

2 - -

Price: $350,000
Method: Sale
Date: 15/12/2022
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

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

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