

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 1 BISMARK COURT BROWN HILL VIC 3350

Indicative selling price

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

Single Price or range between \$829,000 & \$849,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$615,000 Property type House Suburb Brown Hill
Period-from 01 Aug 2022 to 31 Jul 2023 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
11 HILLVIEW ROAD BROWN HILL VIC 3350	\$887,500	23-May-23
14 PANIA STREET BROWN HILL VIC 3350	\$876,000	18-Dec-22
5 ARKANSAW COURT BROWN HILL VIC 3350	\$880,000	13-Jan-23

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: 16 August 2023



**11 HILLVIEW ROAD BROWN HILL
VIC 3350**

 4  2  5

Sold Price

^{RS} **\$887,500** Sold Date **23-May-23**

Distance **1.1km**



**14 PANIA STREET BROWN HILL
VIC 3350**

 4  2  2

Sold Price

\$876,000 Sold Date **18-Dec-22**

Distance **0.45km**



**5 ARKANSAW COURT BROWN
HILL VIC 3350**

 4  2  2

Sold Price

\$880,000 Sold Date **13-Jan-23**

Distance **1.07km**

RS = Recent sale

UN = Undisclosed Sale

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