

# 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

10 Hugo Place, Brown Hill Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,500,000 & \$1,600,000

### Median sale price

Median price \$625,000 Property Type House Suburb Brown Hill

Period - From 01/07/2023 to 30/09/2023 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	12 Botanic Dr BALLARAT NORTH 3350	\$1,630,000	07/02/2023
2	19 Gala CI BROWN HILL 3350	\$1,550,000	20/09/2023
3	27 Gala CI BROWN HILL 3350	\$1,500,000	27/07/2022

**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:

25/10/2023 15:33



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**Property Type:** House (Res)  
**Land Size:** 1388 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,500,000 - \$1,600,000  
**Median House Price**  
 September quarter 2023: \$625,000

## Comparable Properties

12 Botanic Dr BALLARAT NORTH 3350 (VG)

Agent Comments

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**Price:** \$1,630,000  
**Method:** Sale  
**Date:** 07/02/2023  
**Property Type:** House (Res)  
**Land Size:** 1622 sqm approx



19 Gala CI BROWN HILL 3350 (REI)

Agent Comments

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**Price:** \$1,550,000  
**Method:** Private Sale  
**Date:** 20/09/2023  
**Property Type:** House  
**Land Size:** 1175 sqm approx



27 Gala CI BROWN HILL 3350 (REI/VG)

Agent Comments

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**Price:** \$1,500,000  
**Method:** Private Sale  
**Date:** 27/07/2022  
**Property Type:** House  
**Land Size:** 2297 sqm approx

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