

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

120 Canterbury Street, Brown Hill Vic 3350

Indicative selling price

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

Range between \$530,000 & \$580,000

Median sale price

Median price \$782,500 Property Type House Suburb Brown Hill

Period - From 01/10/2023 to 31/12/2023 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	308 Humffray St.N BROWN HILL 3350	\$580,000	22/12/2022
2	230 Victoria St BALLARAT EAST 3350	\$547,500	05/03/2024
3	229 Scott Pde BROWN HILL 3350	\$520,000	24/04/2023

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:

07/04/2024 20:10



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Rooms: 4
Property Type: House
Land Size: 853 sqm approx
Agent Comments

Indicative Selling Price
\$530,000 - \$580,000
Median House Price
December quarter 2023: \$782,500

Comparable Properties



308 Humffray St.N BROWN HILL 3350 (VG)

Agent Comments

3 - -

Price: \$580,000
Method: Sale
Date: 22/12/2022
Property Type: House (Res)
Land Size: 966 sqm approx



230 Victoria St BALLARAT EAST 3350 (REI)

Agent Comments

3 1 2

Price: \$547,500
Method: Private Sale
Date: 05/03/2024
Property Type: House (Res)
Land Size: 774 sqm approx



229 Scott Pde BROWN HILL 3350 (REI/VG)

Agent Comments

3 1 2

Price: \$520,000
Method: Private Sale
Date: 24/04/2023
Property Type: House
Land Size: 1718 sqm approx

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