

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

123 Daylesford Road, Brown Hill Vic 3350

Indicative selling price

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

Range between \$845,000 & \$875,000

Median sale price

Median price \$705,000 Property Type House Suburb Brown Hill

Period - From 01/04/2023 to 31/03/2024 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	50 Apple Orchard Dr BROWN HILL 3350	\$925,000	31/03/2023
2	3 Illana St BROWN HILL 3350	\$900,000	04/10/2023
3	11 Illana St BROWN HILL 3350	\$846,000	29/02/2024

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:

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Property Type: House
Land Size: 802 sqm approx
Agent Comments

Indicative Selling Price
\$845,000 - \$875,000
Median House Price
Year ending March 2024: \$705,000

Comparable Properties



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

Agent Comments

4 2 2

Price: \$925,000
Method: Private Sale
Date: 31/03/2023
Property Type: House
Land Size: 796 sqm approx



3 Illana St BROWN HILL 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$900,000
Method: Private Sale
Date: 04/10/2023
Property Type: House
Land Size: 741 sqm approx



11 Illana St BROWN HILL 3350 (REI/VG)

Agent Comments

4 2 2

Price: \$846,000
Method: Private Sale
Date: 29/02/2024
Property Type: House
Land Size: 743 sqm approx

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