

# 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

14 Raymond Crescent, 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 \$545,000 & \$575,000

### Median sale price

Median price \$637,500 Property Type House Suburb Brown Hill

Period - From 01/01/2023 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	4 Mancev Ct BROWN HILL 3350	\$600,000	23/02/2023
2	26 Bradbury St BROWN HILL 3350	\$575,000	14/04/2023
3	17 Thompson St BROWN HILL 3350	\$570,000	17/02/2023

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: 22/03/2024 10:37



 3    1    4

**Property Type:** House  
**Land Size:** 1079 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$545,000 - \$575,000  
**Median House Price**  
Year ending December 2023: \$637,500

## Comparable Properties



**4 Mancev Ct BROWN HILL 3350 (REI/VG)**

**Agent Comments**

 3    1    6

**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 23/02/2023  
**Property Type:** House (Res)  
**Land Size:** 1460 sqm approx



**26 Bradbury St BROWN HILL 3350 (REI/VG)**

**Agent Comments**

 4    1    4

**Price:** \$575,000  
**Method:** Private Sale  
**Date:** 14/04/2023  
**Property Type:** House  
**Land Size:** 1429 sqm approx



**17 Thompson St BROWN HILL 3350 (REI/VG)**

**Agent Comments**

 4    2    2

**Price:** \$570,000  
**Method:** Private Sale  
**Date:** 17/02/2023  
**Property Type:** House (Res)  
**Land Size:** 1176 sqm approx

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