

STATEMENT OF INFORMATION

18 CANTERBURY STREET, BROWN HILL, VIC 3350

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



18 CANTERBURY STREET, BROWN HILL,  3  1  4

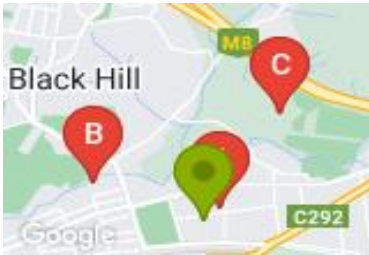
Indicative Selling Price

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

Price Range: **\$690,000 to \$710,000**

Provided by: Luke Veal, Jens Veal Byrne

MEDIAN SALE PRICE



BROWN HILL, VIC, 3350

Suburb Median Sale Price (House)

\$715,000

01 October 2022 to 30 September 2023

Provided by: 

COMPARABLE PROPERTIES

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.



101-103 LANE ST, BROWN HILL, VIC 3350

 4  2  7

Sale Price

\$800,000

Sale Date: 19/06/2023

Distance from Property: 138m



20 RICE ST, BALLARAT EAST, VIC 3350

 4  2  4

Sale Price

\$750,000

Sale Date: 21/07/2023

Distance from Property: 778m



28 HILLCREST RD, NERRINA, VIC 3350

 3  1  2

Sale Price

\$700,000

Sale Date: 20/07/2023

Distance from Property: 920m



This report has been compiled on 19/12/2023 by Jens Veal Byrne. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address
Including suburb and
postcode

18 CANTERBURY STREET, BROWN HILL, VIC 3350

Indicative selling price

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

Price Range: \$690,000 to \$710,000

Median sale price

Median price

\$715,000

Property type

House

Suburb

BROWN HILL

Period

01 October 2022 to 30 September 2023

Source

pricfinder

Comparable property sales

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

101-103 LANE ST, BROWN HILL, VIC 3350	\$800,000	19/06/2023
20 RICE ST, BALLARAT EAST, VIC 3350	\$750,000	21/07/2023
28 HILLCREST RD, NERRINA, VIC 3350	\$700,000	20/07/2023

This Statement of Information was prepared on:

19/12/2023