

# 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

19 Holmsgarth Court, 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 \$800,000 & \$880,000

### Median sale price

Median price \$718,750 Property Type House Suburb Brown Hill

Period - From 20/03/2023 to 19/03/2024 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	5 Arkansaw Ct BROWN HILL 3350	\$880,000	30/01/2023
2	17 Illana St BROWN HILL 3350	\$865,000	06/03/2024
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:

20/03/2024 14:32



4 2 2

**Property Type:** House (Res)

**Land Size:** 684 sqm approx

Agent Comments

**Indicative Selling Price**

\$800,000 - \$880,000

**Median House Price**

20/03/2023 - 19/03/2024: \$718,750

## Comparable Properties



**5 Arkansaw Ct BROWN HILL 3350 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$880,000

**Method:** Private Sale

**Date:** 30/01/2023

**Property Type:** House (Res)

**Land Size:** 820 sqm approx



**17 Illana St BROWN HILL 3350 (REI)**

Agent Comments

4 2 2

**Price:** \$865,000

**Method:** Private Sale

**Date:** 06/03/2024

**Property Type:** House

**Land Size:** 751 sqm approx



**11 Illana St BROWN HILL 3350 (REI)**

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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