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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$800,000		&		\$880,000			
Median sale p	rice							
Median price	\$718,750	Pro	operty Type	pe House			Suburb	Brown Hill
Period - From	20/03/2023	to	19/03/2024		So	urce	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.

Ad	dress 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



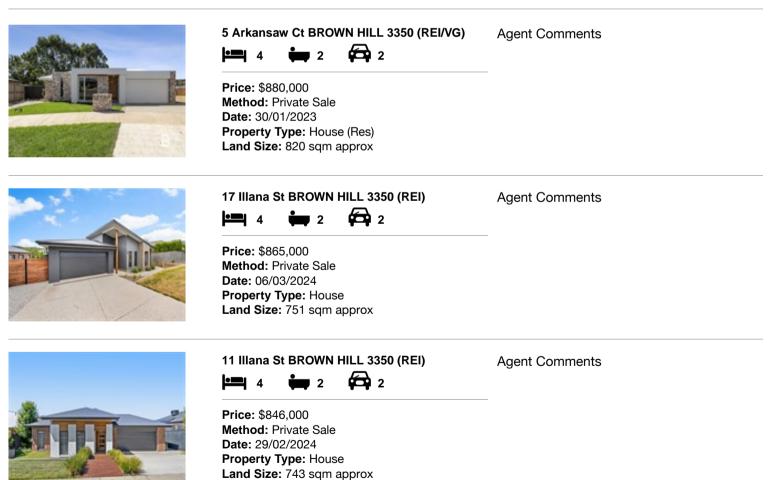






Property Type: House (Res) **Land Size:** 684 sqm approx Agent Comments Indicative Selling Price \$800,000 - \$880,000 Median House Price 20/03/2023 - 19/03/2024: \$718,750

Comparable Properties



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





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