

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1a Ryan Street, Brown Hill Vic 3350

Indicative selling price

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

Range between

\$540,000

&

\$570,000

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 two kilometres of the property for sale in the last six 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	3 Mcauley Dr BROWN HILL 3350	\$598,000	14/11/2023
2	7 Cecile Ct BALLARAT EAST 3350	\$530,000	12/10/2023
3			

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

28/03/2024 13:18



Property Type: House (Res)
Land Size: 547 sqm approx
Agent Comments

Indicative Selling Price
\$540,000 - \$570,000
Median House Price
Year ending December 2023: \$637,500

Comparable Properties



3 Mcauley Dr BROWN HILL 3350 (REI/VG)

Agent Comments



Price: \$598,000
Method: Private Sale
Date: 14/11/2023
Property Type: House
Land Size: 632 sqm approx



7 Cecile Ct BALLARAT EAST 3350 (REI/VG)

Agent Comments



Price: \$530,000
Method: Private Sale
Date: 12/10/2023
Property Type: House
Land Size: 512 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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