

# 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

20 Ainley Street, 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 \$500,000 & \$520,000

### Median sale price

Median price \$625,000 Property Type House Suburb Brown Hill

Period - From 01/07/2023 to 30/09/2023 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	229 Scott Pde BROWN HILL 3350	\$520,000	24/04/2023
2	138 Humffray St.N BALLARAT EAST 3350	\$510,000	04/05/2023
3	5 Ritchie St BROWN HILL 3350	\$475,000	31/08/2023

**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:

23/10/2023 17:41



**Property Type:** House  
**Land Size:** 1153 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$500,000 - \$520,000  
**Median House Price**  
 September quarter 2023: \$625,000

## Comparable Properties



**229 Scott Pde BROWN HILL 3350 (REI/VG)**

Agent Comments



**Price:** \$520,000  
**Method:** Private Sale  
**Date:** 24/04/2023  
**Property Type:** House  
**Land Size:** 1718 sqm approx



**138 Humffray St.N BALLARAT EAST 3350 (REI/VG)**

Agent Comments



**Price:** \$510,000  
**Method:** Private Sale  
**Date:** 04/05/2023  
**Property Type:** House  
**Land Size:** 853 sqm approx



**5 Ritchie St BROWN HILL 3350 (REI/VG)**

Agent Comments



**Price:** \$475,000  
**Method:** Private Sale  
**Date:** 31/08/2023  
**Property Type:** House  
**Land Size:** 888 sqm approx

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