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										
Range betweer	between \$500,000		&		\$520,000					
Median sale price										
Median price	\$625,000	Pro	Property Type Hou		se		Suburb	Brown Hill		
Period - From	01/07/2023	to	30/09/2023		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.

Ade	dress 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) 3 1 2 Price: \$520,000 Method: Private Sale Date: 24/04/2023 Property Type: House Land Size: 1718 sqm approx	Agent Comments
	138 Humffray St.N BALLARAT EAST 3350 (REI/VG) 4 1 1 1 1 Price: \$510,000 Method: Private Sale Date: 04/05/2023 Property Type: House Land Size: 853 sqm approx	Agent Comments
B	5 Ritchie St BROWN HILL 3350 (REI/VG) 3 1 2 Price: \$475,000 Method: Private Sale Date: 31/08/2023 Property Type: House Land Size: 888 sqm approx	Agent Comments

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





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