

# 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

30 Springs Road, 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 \$680,000 & \$720,000

### Median sale price

Median price \$705,000 Property Type House Suburb Brown Hill

Period - From 01/04/2023 to 31/03/2024 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	1 Bismark Ct BROWN HILL 3350	\$725,000	20/06/2024
2	36 Springs Rd BROWN HILL 3350	\$715,000	22/04/2024
3	12 Rusty Rise BROWN HILL 3350	\$695,000	30/01/2024

**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:

10/07/2024 12:27



4   2   2

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$680,000 - \$720,000

**Median House Price**

Year ending March 2024: \$705,000

## Comparable Properties



**1 Bismark Ct BROWN HILL 3350 (REI)**

Agent Comments

4   2   2

**Price:** \$725,000

**Method:** Private Sale

**Date:** 20/06/2024

**Property Type:** House

**Land Size:** 800 sqm approx



**36 Springs Rd BROWN HILL 3350 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$715,000

**Method:** Private Sale

**Date:** 22/04/2024

**Property Type:** House (Res)

**Land Size:** 578 sqm approx



**12 Rusty Rise BROWN HILL 3350 (REI/VG)**

Agent Comments

4   2   12

**Price:** \$695,000

**Method:** Private Sale

**Date:** 30/01/2024

**Property Type:** House

**Land Size:** 882 sqm approx

**Account - Jellis Craig** | P: 03 5329 2500 | F: 03 5329 2555