# Statement of Information Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address Hill Top Road, Brown Hill Vic 3350

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$7,500,000		&		\$8,000,000			
Median sale p	rice							
Median price	\$382,000	Pro	operty Type	Vac	ant land		Suburb	Brown Hill
Period - From	16/04/2023	to	15/04/2024		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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Address of comparable property	Price	Date of sale
1		
2		
3		

#### OR

**B**<sup>\*</sup> 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 eighteen months.

This Statement of Information was prepared on:

16/04/2024 10:42







**Property Type:** Agent Comments Indicative Selling Price \$7,500,000 - \$8,000,000 Median Land Price 16/04/2023 - 15/04/2024: \$382,000

# **Comparable Properties**

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 eighteen months.

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





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