## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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Address	8 Riverside Place, Brown Hill Vic 3350
Including suburb or	
locality and postcode	

#### Indicative selling price

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

Range between \$485,000 & \$499,000
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#### Median sale price

Median price	\$440,000	Pro	perty Type U	nit		Suburb	Brown Hill
Period - From	25/10/2022	to	24/10/2023	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	20 Riverside PI BROWN HILL 3350	\$515,000	31/01/2023
2	18 Riverside PI BROWN HILL 3350	\$500,000	18/10/2022
3	19 Riverside PI BROWN HILL 3350	\$500,000	26/09/2022

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

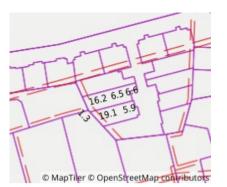
This Statement of Information was prepared on:	25/10/2023 10:53
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Leigh Hutchinson 5337 0036 0407 861 960 leigh@doepels.com.au

Indicative Selling Price \$485,000 - \$499,000 Median Unit Price 25/10/2022 - 24/10/2023: \$440,000





## Comparable Properties

20 Riverside PI BROWN HILL 3350 (VG)

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Price: \$515,000 Method: Sale Date: 31/01/2023

Property Type: Flat/Unit/Apartment (Res)

**Agent Comments** 

18 Riverside PI BROWN HILL 3350 (VG)

🛏 3 - 🛱 -

Price: \$500,000 Method: Sale Date: 18/10/2022

Property Type: Strata Unit/Townhouse -

Conjoined

**Agent Comments** 

19 Riverside PI BROWN HILL 3350 (VG)

**:** 3 **:** - **:** -

Price: \$500,000 Method: Sale Date: 26/09/2022

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559



