

STATEMENT OF INFORMATION

9 CYPRESS ROAD, BROWN HILL, VIC 3350

PREPARED BY MCGRATH BALLARAT, 805 STURT STREET BALLARAT CENTRAL

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



9 CYPRESS ROAD, BROWN HILL, VIC 3350  -  -  -

Indicative Selling Price

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

Single Price: **\$295,000**

MEDIAN SALE PRICE



BROWN HILL, VIC, 3350

Suburb Median Sale Price (Vacant Land)

\$392,500

01 July 2022 to 30 June 2023

Provided by: 

COMPARABLE PROPERTIES

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.



136 FINLAY ST, BROWN HILL, VIC 3350  -  -  -

Sale Price

\$295,000

Sale Date: 29/03/2023

Distance from Property: 933m 



11 PROVENCE CRT, BROWN HILL, VIC 3350  -  -  -

Sale Price

\$287,000

Sale Date: 29/05/2023

Distance from Property: 24m 



7 PINNACLE DR, WARRENHEIP, VIC 3352  -  -  -

Sale Price

\$297,000

Sale Date: 15/03/2023

Distance from Property: 2.2km 

This report has been compiled on 24/08/2023 by McGrath Ballarat. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

9 CYPRESS ROAD, BROWN HILL, VIC 3350


Indicative selling price

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

Single Price: \$295,000

Median sale price

Median price \$392,500 Property type Vacant Land Suburb BROWN HILL

Period 01 July 2022 to 30 June 2023 Source 

Comparable property sales

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
136 FINLAY ST, BROWN HILL, VIC 3350	\$295,000	29/03/2023
11 PROVENCE CRT, BROWN HILL, VIC 3350	\$287,000	29/05/2023
7 PINNACLE DR, WARRENHEIP, VIC 3352	\$297,000	15/03/2023

This Statement of Information was prepared on: 24/08/2023