

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

9 Illana Street, Brown Hill Vic 3350

Indicative selling price

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

Range between \$790,000 & \$810,000

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	17 Illana St BROWN HILL 3350	\$865,000	06/03/2024
2	11 Illana St BROWN HILL 3350	\$846,000	29/02/2024
3	19 Holmsgarth Ct BROWN HILL 3350	\$835,000	03/05/2024

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:

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Indicative Selling Price

\$790,000 - \$810,000

Median House Price

Year ending March 2024: \$705,000



Property Type: House (Res)

Land Size: 742 sqm approx

Agent Comments

Comparable Properties



17 Illana St BROWN HILL 3350 (REI/VG)

Agent Comments



Price: \$865,000

Method: Private Sale

Date: 06/03/2024

Property Type: House

Land Size: 751 sqm approx



11 Illana St BROWN HILL 3350 (REI/VG)

Agent Comments



Price: \$846,000

Method: Private Sale

Date: 29/02/2024

Property Type: House

Land Size: 743 sqm approx



19 Holmsgarth Ct BROWN HILL 3350 (REI)

Agent Comments



Price: \$835,000

Method: Private Sale

Date: 03/05/2024

Property Type: House

Land Size: 684 sqm approx

Account - Ballarat Property Agents | P: 03 5324 2408