

# 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 andpostcode

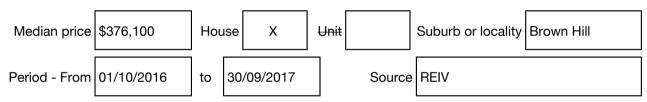
8 Brooklyn Court, Brown Hill Vic 3350 br le

## Indicative selling price

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

Range between	\$495,000	&	\$520,000
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#### Median sale price



#### 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 eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	12 Brooklyn Ct BROWN HILL 3350	\$630,000	07/03/2017
2	2 Heath Ct BALLARAT NORTH 3350	\$505,000	04/12/2017
3	12 Brooksbank Ct BLACK HILL 3350	\$500,000	13/05/2017

#### 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 eighteen months.

#### Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





Scott Petrie 03 53 334 322 0418 503 764 scott@trevorpetrie.com.au





Rooms: Property Type: house Land Size: 1025 sqm approx Agent Comments

**Indicative Selling Price** \$495,000 - \$520,000 **Median House Price** Year ending September 2017: \$376,100

# **Comparable Properties**



12 Brooklyn Ct BROWN HILL 3350 (REI) **6**33



Price: \$630,000 Method: Private Sale Date: 07/03/2017 Rooms: 6 Property Type: House (Res)

Agent Comments

Agent Comments

Agent Comments





Price: \$505,000 Method: Private Sale Date: 04/12/2017 Rooms: 5 Property Type: House Land Size: 1109 sqm approx



12 Brooksbank Ct BLACK HILL 3350 (REI)

2 Heath Ct BALLARAT NORTH 3350 (REI)



Price: \$500.000 Method: Private Sale Date: 13/05/2017 Rooms: -

# Property Type: House (Res) Land Size: 1600 sqm approx

# Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922

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