

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

8 Brooklyn Court, Brown Hill Vic 3350

Indicative selling price

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

Range between \$495,000

&

\$520,000

Median sale price

Median price \$376,100

House

X

Unit

Suburb or locality

Brown Hill

Period - From 01/10/2016

to

30/09/2017

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 eighteen 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	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.



3 2 2

Rooms:

Property Type: house

Land Size: 1025 sqm approx

Agent Comments

Comparable Properties



12 Brooklyn Ct BROWN HILL 3350 (REI)

Agent Comments

4 2 3

Price: \$630,000

Method: Private Sale

Date: 07/03/2017

Rooms: 6

Property Type: House (Res)



2 Heath Ct BALLARAT NORTH 3350 (REI)

Agent Comments

4 2 2

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)

Agent Comments

3 2 1

Price: \$500,000

Method: Private Sale

Date: 13/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 1600 sqm approx