

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

10 Ditchfield Road, Brown Hill Vic 3350

Indicative selling price

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

Range between

\$430,000

&

\$450,000

Median sale price

Median price

\$425,000

House

X

Unit

Suburb or locality

Brown Hill

Period - From

01/01/2018

to

31/12/2018

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

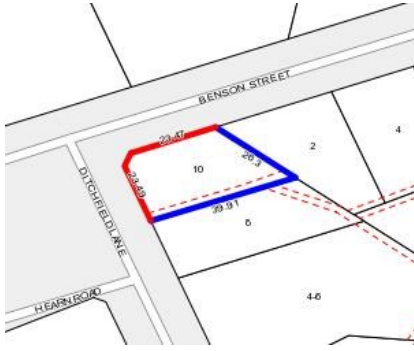
A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	222 Daylesford Rd BROWN HILL 3350	\$465,000	07/05/2018
2	8 Janson Rd BROWN HILL 3350	\$450,000	22/11/2018
3	31 Reid St BROWN HILL 3350	\$425,000	08/10/2018

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.~~

10 Ditchfield Road, Brown Hill Vic 3350



3 2 3

Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 746 sqm approx
Agent Comments

Indicative Selling Price
\$430,000 - \$450,000
Median House Price
Year ending December 2018: \$425,000

Comparable Properties



222 Daylesford Rd BROWN HILL 3350 (REI/VG) **Agent Comments**

3 1 2

Price: \$465,000
Method: Private Sale
Date: 07/05/2018
Rooms: 4
Property Type: House
Land Size: 1692 sqm approx



8 Janson Rd BROWN HILL 3350 (REI) **Agent Comments**

3 2 2

Price: \$450,000
Method: Private Sale
Date: 22/11/2018
Rooms: -
Property Type: House



31 Reid St BROWN HILL 3350 (REI/VG) **Agent Comments**

4 1 2

Price: \$425,000
Method: Private Sale
Date: 08/10/2018
Rooms: -
Property Type: House (Res)
Land Size: 825 sqm approx