

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

6 Jones Street, Brown Hill Vic 3350

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$625,000

Property Type House

Suburb Brown Hill

Period - From 01/04/2021

to

30/06/2021

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	809 Wilson St BALLARAT EAST 3350	\$2,222,000	23/10/2020
2	915 Eureka St BALLARAT EAST 3350	\$1,600,000	20/10/2020
3	19 Candlebark La INVERMAY 3352	\$1,475,000	13/03/2021

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:

11/10/2021 14:19



Property Type:
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,600,000
Median House Price
June quarter 2021: \$625,000

Comparable Properties



809 Wilson St BALLARAT EAST 3350 (VG)

Agent Comments



Price: \$2,222,000
Method: Sale
Date: 23/10/2020
Property Type: Subdivisional/Englobo Land - (Unspecified)
Land Size: 40530 sqm approx



915 Eureka St BALLARAT EAST 3350 (REI/VG)

Agent Comments



Price: \$1,600,000
Method: Private Sale
Date: 20/10/2020
Property Type: House
Land Size: 24684 sqm approx

19 Candlebark La INVERMAY 3352 (VG)

Agent Comments



Price: \$1,475,000
Method: Sale
Date: 13/03/2021
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 24490 sqm approx

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300