

# 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

23 Boundary Road, Brown Hill Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$3,200,000

&

\$3,500,000

### Median sale price\*

Median price

Property Type

Suburb

Brown Hill

Period - From

to

Source

### 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	14 Jones St BROWN HILL 3350	\$2,200,000	20/12/2021
2	6 Jones St BROWN HILL 3350	\$2,100,000	20/11/2021
3			

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.

This Statement of Information was prepared on:

08/03/2022 16:38

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$3,200,000 - \$3,500,000  
**No median price available**

## Comparable Properties



**14 Jones St BROWN HILL 3350 (REI)**

**Agent Comments**



**Price:** \$2,200,000  
**Method:** Expression of Interest  
**Date:** 20/12/2021  
**Property Type:** Land (Res)  
**Land Size:** 12068 sqm approx



**6 Jones St BROWN HILL 3350 (REI)**

**Agent Comments**



**Price:** \$2,100,000  
**Method:** Private Sale  
**Date:** 20/11/2021  
**Property Type:** Land (Res)  
**Land Size:** 12200 sqm approx

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.