

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

103 Daylesford Road, Brown Hill, VIC 3350

Indicative selling price

\$ 445,000 - \$485,000

Range between

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

Median sale price

Median price
\$ 407,500

House

*Delete house or unit as applicable

Suburb
BROWN HILL

Period
13/11/2017 - 13/05/2019

Source
Price Finder

Comparable property sales

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



222 DAYLESFORD ROAD
BROWN HILL

3 1 2

Normal Sale \$465,000
Date Sold 02/05/2018
Land 1684 sqm



10 THE OUTLOOK
BLACK HILL

4 2 2

Normal Sale \$455,000
Date Sold 04/07/2018
Land 593 sqm



11 BLANC COURT
BROWN HILL

4 0 0

Normal Sale \$470,000
Date Sold 21/11/2018
Land 1925 sqm