

## 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

2 Ada Rose Heights, 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 \$380,000

&amp;

\$410,000

**Median sale price**

Median price \$390,000 House X Unit Suburb or locality Brown Hill

Period - From 01/10/2017 to 31/12/2017 Source REIV

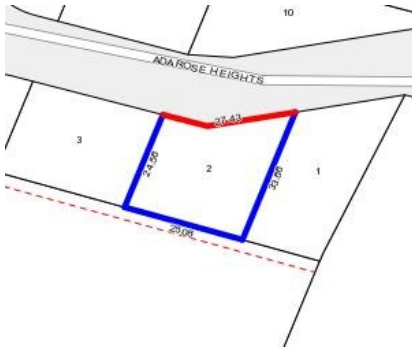
**Comparable property sales (\*Delete A or B below as applicable)**

**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	51 Otway St.S BALLARAT EAST 3350	\$387,500	13/12/2017
2	6 Melbourne Rd BROWN HILL 3350	\$375,000	12/12/2017
3	14 Ludbrook Ct BROWN HILL 3350	\$347,000	19/12/2017

**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.



**Rooms:**

**Property Type:** Land

**Land Size:** 693 sqm approx

**Agent Comments**

## Comparable Properties



**51 Otway St.S BALLARAT EAST 3350 (REI)**

**Agent Comments**



**Price:** \$387,500

**Method:** Private Sale

**Date:** 13/12/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 810 sqm approx



**6 Melbourne Rd BROWN HILL 3350 (VG)**

**Agent Comments**



**Price:** \$375,000

**Method:** Sale

**Date:** 12/12/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 886 sqm approx



**14 Ludbrook Ct BROWN HILL 3350 (REI)**

**Agent Comments**



**Price:** \$347,000

**Method:** Private Sale

**Date:** 19/12/2017

**Rooms:** -

**Property Type:** House (Res)