

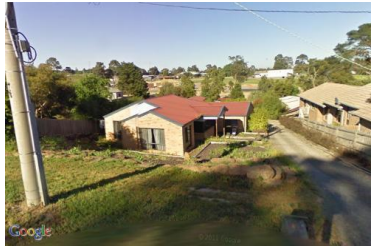
STATEMENT OF INFORMATION

19 RYAN STREET, BROWN HILL, VIC 3350

PREPARED BY SHANE BRENNAN, RED CIRCLE REAL ESTATE BALLARAT

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



19 RYAN STREET, BROWN HILL, VIC 3350  5  2  6

Indicative Selling Price

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

Price Range: **490,000 to 530,000**

Provided by: Shane Brennan, Red Circle Real Estate Ballarat

MEDIAN SALE PRICE



BROWN HILL, VIC, 3350

Suburb Median Sale Price (House)

\$360,000

01 January 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

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.



20 CATHERINE CRT, BROWN HILL, VIC 3350  3  2  2

Sale Price

\$450,000

Sale Date: 12/12/2017

Distance from Property: 402m



35 RYAN ST, BROWN HILL, VIC 3350  3  2  2

Sale Price

\$546,813

Sale Date: 14/07/2017

Distance from Property: 165m



6 DALMA CRT, BROWN HILL, VIC 3350  3  1  2

Sale Price

\$395,000

Sale Date: 31/05/2017

Distance from Property: 87m



This report has been compiled on 22/03/2018 by Red Circle Real Estate Ballarat. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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117 FINLAY ST, BROWN HILL, VIC 3350

4 2 3

Sale Price
\$630,000

Sale Date: 24/10/2017

Distance from Property: 379m



6 MELBOURNE RD, BROWN HILL, VIC 3350

3 2 7

Sale Price
\$375,000

Sale Date: 12/12/2017

Distance from Property: 370m



125 STRICKLAND PDE, BROWN HILL, VIC 3350

3 2 4

Sale Price
\$421,000

Sale Date: 22/06/2017

Distance from Property: 521m



132 FINLAY ST, BROWN HILL, VIC 3350

3 2 2

Sale Price
\$427,000

Sale Date: 13/06/2017

Distance from Property: 327m



31 GRACEFIELD RD, BROWN HILL, VIC 3350

5 2 4

Sale Price
\$570,000

Sale Date: 11/09/2017

Distance from Property: 897m

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

19 RYAN STREET, BROWN HILL, VIC 3350

Indicative selling price

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

Price Range: 490,000 to 530,000

Median sale price

Median price \$360,000

House

Unit

Suburb

BROWN HILL

Period

01 January 2017 to 31 December 2017

Source

 pricfinder

Comparable property sales

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
20 CATHERINE CRT, BROWN HILL, VIC 3350	\$450,000	12/12/2017
35 RYAN ST, BROWN HILL, VIC 3350	\$546,813	14/07/2017
6 DALMA CRT, BROWN HILL, VIC 3350	\$395,000	31/05/2017
117 FINLAY ST, BROWN HILL, VIC 3350	\$630,000	24/10/2017

6 MELBOURNE RD, BROWN HILL, VIC 3350	\$375,000	12/12/2017
125 STRICKLAND PDE, BROWN HILL, VIC 3350	\$421,000	22/06/2017
132 FINLAY ST, BROWN HILL, VIC 3350	\$427,000	13/06/2017
31 GRACEFIELD RD, BROWN HILL, VIC 3350	\$570,000	11/09/2017