## Statement of Information Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 5 Hugo Place, Brown Hill Vic 3350

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$749,000		&		\$789,000				
Median sale price									
Median price	\$625,000	Pro	operty Type	Hou	ISE		Suburb	Brown Hill	
Period - From	01/01/2025	to	31/03/2025		So	urce	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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	26 Apple Orchard Dr BROWN HILL 3350	\$730,000	07/03/2025
2	123 Daylesford Rd BROWN HILL 3350	\$765,000	09/12/2024
3			

OR

**B**<sup>\*</sup> 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.

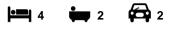
This Statement of Information was prepared on:

30/06/2025 12:54









Property Type: House (Res) Land Size: 658 sqm approx Agent Comments Indicative Selling Price \$749,000 - \$789,000 Median House Price March quarter 2025: \$625,000

# **Comparable Properties**

26 Apple Orchard Dr BROWN HILL 3350 (REI/VG) 4 2 2 2 Price: \$730,000 Method: Private Sale Date: 07/03/2025 Property Type: House Land Size: 620 sqm approx	Agent Comments
123 Daylesford Rd BROWN HILL 3350 (REI/VG) 4 2 2 2 Price: \$765,000 Method: Private Sale Date: 09/12/2024 Property Type: House Land Size: 802 sqm approx	Agent Comments

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.

#### Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555



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