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	8 Willowbank Way, Brown Hill Vic 3350

Indicative selling price

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

Single price | $250,000

Median sale price

Median price	$273,000	Property Type	Vacant land	Suburb	Brown Hill
Period - From	23/11/2020	to	22/11/2021	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 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
1	13 Gala Cl BROWN HILL 3350	$580,000	27/04/2021
2	4 Gala Cl BROWN HILL 3350	$315,000	18/12/2020
3	42 Hill Top Rd BROWN HILL 3350	$280,000	24/07/2020

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 18 months.~~

This Statement of Information was prepared on: | 23/11/2021 07:52

CONSUMER AFFAIRS VICTORIA

Property Type: Land
Land Size: 9640 sqm approx

Agent Comments

Indicative Selling Price
$250,000
Median Land Price
23/11/2020 - 22/11/2021: $273,000

Comparable Properties

13 Gala Cl BROWN HILL 3350 (REI)

Price: $580,000
Method: Private Sale
Date: 27/04/2021
Property Type: Land
Land Size: 4018 sqm approx

Agent Comments

4 Gala Cl BROWN HILL 3350 (VG)

Price: $315,000
Method: Sale
Date: 18/12/2020
Property Type: Hobby Farm < 20 ha
Land Size: 9398 sqm approx

Agent Comments

42 Hill Top Rd BROWN HILL 3350 (VG)

Price: $280,000
Method: Sale
Date: 24/07/2020
Property Type: Hobby Farm < 20 ha
Land Size: 16200 sqm approx

Agent Comments

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300