

STATEMENT OF INFORMATION

Single residential property located outside Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

31 Willowbank Way, Brown Hill, VIC 3350

Indicative selling price

Single Price or Range between

\$695,000 - \$745,000





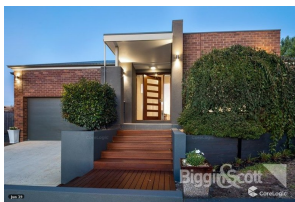






For the meaning of this price, see consumer.vic.gov.au/underquoting

Median sale price

Median Price \$425,000	Property Type House	Suburb BROWN HILL
Period From 18/03/2018	Period To 18/09/2019	Source Core Logic

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

	14 GRACEFIELD DRIVE BROWN HILL Price \$780,000 Date of Sale 11/09/2019 Land 1399 sqm	4  2  3 
	2 BROOKLYN COURT BROWN HILL Price \$715,000 Date of Sale 24/05/2019 Land 1468 sqm	4  2  2 
	9 WHISTLER CLOSE BROWN HILL Price \$695,000 Date of Sale 13/02/2019 Land 1104 sqm	4  2  2 