



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**42 Gracefield Road,  
BROWN HILL 3350**



### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$670,000 - \$690,000**

### Median sale price

Median **House** for **BROWN HILL** for period **Jul 2018 - Jun 2019**

Sourced from **REIV**.

**\$430,000**

### Comparable property sales

These are the three properties sold within five kilo metres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**9 Whistler Close,**  
Brown Hill 3350

Price **\$695,000** Sold 06  
March 2019

**5 Brooklyn Court,**  
Brown Hill 3350

Price **\$670,000** Sold 29  
October 2018

**31 Gracefield Road,**  
Brown Hill 3350

Price **\$630,000** Sold 12  
December 2018

This Statement of Information was prepared on 9th Oct 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

### PRDnationwide Ballarat

51 Lydiard Street South,  
BALLARAT VIC 3350

### Contact agents



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