

# 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

120 Canterbury Street, Brown Hill Vic 3350

### Indicative selling price

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

Range between \$470,000 & \$510,000

### Median sale price

Median price \$695,000 Property Type House Suburb Brown Hill

Period - From 01/01/2024 to 31/03/2024 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	229 Scott Pde BROWN HILL 3350	\$520,000	24/04/2023
2	207 Scott Pde BALLARAT EAST 3350	\$490,000	27/10/2023
3	118 Canterbury St BROWN HILL 3350	\$450,000	21/03/2024

**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:

20/05/2024 20:47



3 1 1

**Property Type:** House  
**Land Size:** 852 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$470,000 - \$510,000  
**Median House Price**  
March quarter 2024: \$695,000

## Comparable Properties



**229 Scott Pde BROWN HILL 3350 (REI/VG)**

**Agent Comments**

3 1 2

**Price:** \$520,000  
**Method:** Private Sale  
**Date:** 24/04/2023  
**Property Type:** House  
**Land Size:** 1718 sqm approx



**207 Scott Pde BALLARAT EAST 3350 (REI/VG)** **Agent Comments**

3 1 2

**Price:** \$490,000  
**Method:** Private Sale  
**Date:** 27/10/2023  
**Property Type:** House  
**Land Size:** 650 sqm approx



**118 Canterbury St BROWN HILL 3350 (REI)**

**Agent Comments**

3 1 2

**Price:** \$450,000  
**Method:** Private Sale  
**Date:** 21/03/2024  
**Property Type:** House  
**Land Size:** 993 sqm approx

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