

# 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

6 Bismark Court, 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 \$320,000 & \$352,000

### Median sale price

Median price \$220,000 Property Type Vacant land Suburb Brown Hill

Period - From 30/04/2020 to 29/04/2021 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 eighteen 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	7 Rusty Rise BROWN HILL 3350	\$315,000	25/03/2021
2	5 Bismark Ct BROWN HILL 3350	\$310,000	14/11/2020
3			

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 eighteen months.~~

This Statement of Information was prepared on: 30/04/2021 17:05



**Property Type:** Land  
**Land Size:** 803 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$320,000 - \$352,000  
**Median Land Price**  
30/04/2020 - 29/04/2021: \$220,000

## Comparable Properties



**7 Rusty Rise BROWN HILL 3350 (REI/VG)**

**Agent Comments**



**Price:** \$315,000  
**Method:** Private Sale  
**Date:** 25/03/2021  
**Property Type:** Land  
**Land Size:** 1069 sqm approx



**5 Bismark Ct BROWN HILL 3350 (VG)**

**Agent Comments**



**Price:** \$310,000  
**Method:** Sale  
**Date:** 14/11/2020  
**Property Type:** Land  
**Land Size:** 1134 sqm approx

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.