

# 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

6/6 Brophy 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 \$475,000 & \$495,000

### Median sale price

Median price \$440,000 Property Type Townhouse Suburb Brown Hill

Period - From 10/04/2023 to 09/04/2024 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	2/6 Brophy St BROWN HILL 3350	\$525,000	15/11/2023
2	4a Brophy St BROWN HILL 3350	\$505,000	12/01/2023
3	1/6 Brophy St BROWN HILL 3350	\$493,000	08/02/2024

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:

10/04/2024 15:00



3 2 2

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**

\$475,000 - \$495,000

**Median Townhouse Price**

10/04/2023 - 09/04/2024: \$440,000

## Comparable Properties



**2/6 Brophy St BROWN HILL 3350 (REI)**

Agent Comments

3 2 -

**Price:** \$525,000

**Method:** Private Sale

**Date:** 15/11/2023

**Property Type:** Townhouse (Single)

**4a Brophy St BROWN HILL 3350 (VG)**

Agent Comments

3 - -

**Price:** \$505,000

**Method:** Sale

**Date:** 12/01/2023

**Property Type:** Flat/Unit/Apartment (Res)



**1/6 Brophy St BROWN HILL 3350 (REI)**

Agent Comments

3 2 2

**Price:** \$493,000

**Method:** Private Sale

**Date:** 08/02/2024

**Property Type:** Townhouse (Single)

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