

Rebecca Stepnell 5329 2500 0423 050 864 rstepnell@hockingstuart.com.au

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 andpostcode		20 Reid Street, Brown Hill Vic 3350											
Indicative selling price													
For the meaning of this price see consumer.vic.gov.au/underquoting													
Range between \$390,		000		&			\$420,000						
Median sale price													
Median price	\$430,00	0	Hou	ıse	Х	U n	nit _		Sub	urb or lo	cality	Brown Hill	
Period - From	01/07/2	018	to	30/0	06/2019			Source	REI	V			

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.

Add	dress of comparable property	Price	Date of sale
1	709 Morres St BROWN HILL 3350	\$405,000	13/08/2018
2	230 Melbourne Rd BROWN HILL 3350	\$403,000	22/01/2019
3	126 Ryan St BROWN HILL 3350	\$380,250	04/06/2019

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.

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Indicative Selling Price \$390,000 - \$420,000 **Median House Price** Year ending June 2019: \$430,000





Rooms: 6

Property Type: House Agent Comments



A wonderful opportunity to secure a beautifully maintained home in popular Brownhill on approximately 700m2. Ideally located just 4km from the CBD and 1.5km to Melbourne freeway access. Elevated with views to the Brownhill reserve and the Wallaby walking track, the setting is tranquil and picturesque. Beautifully maintained, a spacious and comfortable lifestyle awaits. Comprising of 3 bedrooms in total, all with built in robes, the master with ensuite, family bathroom, large laundry and separate toilet.

Comparable Properties



709 Morres St BROWN HILL 3350 (REI/VG)





Price: \$405,000 Method: Private Sale Date: 13/08/2018

Rooms: -

Property Type: House Land Size: 651 sqm approx



230 Melbourne Rd BROWN HILL 3350 (REI/VG) Agent Comments

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Price: \$403,000 Method: Private Sale Date: 22/01/2019

Rooms: -

Property Type: House

Land Size: 1211 sqm approx



126 Ryan St BROWN HILL 3350 (REI)

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Price: \$380,250 Method: Private Sale **Date:** 04/06/2019 Rooms: 4

Property Type: House (Res) Land Size: 577 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments

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