

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

20 Reid Street, Brown Hill Vic 3350

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$390,000

&

\$420,000

Median sale price

Median price \$430,000

House

X

Unit

Suburb or locality

Brown Hill

Period - From 01/07/2018

to

30/06/2019

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	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.

Rebecca Stepnell

5329 2500

0423 050 864

rstepnell@hockingstuart.com.au

Indicative Selling Price

\$390,000 - \$420,000

Median House Price

Year ending June 2019: \$430,000



3
 2
 3

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)**

Agent Comments

3
 1
 1

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

3
 1
 3

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)**

Agent Comments

3
 1
 3

Price: \$380,250**Method:** Private Sale**Date:** 04/06/2019**Rooms:** 4**Property Type:** House (Res)**Land Size:** 577 sqm approx