

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

117 Finlay Street, Brown Hill, VIC 3350

Indicative selling price

\$ 670,000 - \$710,000

Range between

For the meaning of this price, see consumer.vic.gov.au/underquoting

Median sale price

Median price
\$ 396,000

House

*Delete house or unit as applicable

Suburb
BROWN HILL

Period
08/09/2018 - 07/03/2019

Source
Price Finder

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



2 BROOKLYN COURT
BROWN HILL

4 2 2

Normal Sale \$700,000
Date Sold 19/10/2018
Land 1468 sqm



5 BROOKLYN COURT
BROWN HILL

3 2 2

Normal Sale \$670,000
Date Sold 29/10/2018
Land 1507 sqm



9 WHISTLER CLOSE
BROWN HILL

4 2 2

Agents Advice - Sale *\$695,000
Date Sold 06/03/2019
Land 1104 sqm