

# 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 and postcode

125 Melbourne Road, Brown Hill, VIC 3350
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price 

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 or range between 

\$345,000
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 & 

\$365,000
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### Median sale price

Median price 

\$ 285,000
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 Property type 

Unit
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 Suburb 

BROWN HILL
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Period - From 

13/07/2018
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 to 

13/01/2020
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 Source 

CoreLogic
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### Comparable property sales

**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
1 399 Humffray Street North Brown Hill	\$340,000	05/03/2019
2 123 Melbourne Road Brown Hill	\$360,000	22/10/2018
3 11 Ludbrook Court Brown Hill	\$376,000	17/10/2018

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: 

13/01/2020
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