

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

363 Humffray Street North, Brown Hill, VIC 3350

Indicative selling price

\$ 385,000 - \$415,000

Range between

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

Median sale price

Median price
\$ 400,000

House

*Delete house or unit as applicable

Suburb
BROWN HILL

Period
25/08/2018 - 21/02/2019

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



**341 HUMFFRAY STREET
BROWN HILL**

3 **1** **2**

Normal Sale \$380,000
Date Sold 01/12/2018
Land 745 sqm



**31 REID STREET
BROWN HILL**

4 **1** **2**

Normal Sale \$425,000
Date Sold 08/10/2018
Land 837 sqm



**230 MELBOURNE ROAD
BROWN HILL**

3 **1** **3**

Normal Sale \$403,000
Date Sold 19/01/2019
Land 1211 sqm