

STATEMENT OF INFORMATION

Single residential property located outside Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

258B Humffray Street North, Brown Hill, VIC 3350

Indicative selling price

Single Price or Range between

\$375,000 - \$395,000

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

Median sale price

Median Price

\$425,000

Property Type

House

Suburb

BROWN HILL

Period From

30/04/2018

Period To

30/10/2019

Source

Core Logic

Comparable property sales

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



**23 ST MIRREN DRIVE
NERRINA**

3 2 2

Price \$440,000

Date of Sale 18/10/2019

Land 448 sqm



**106 WATER STREET
BROWN HILL**

3 2 3

Price \$402,500

Date of Sale 30/08/2019

Land 700 sqm



**32 REID STREET
BROWN HILL**

2 1 1

Price \$380,000

Date of Sale 19/06/2019

Land 330 sqm