

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 4/320 Humffray Street North Brown Hill VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price \$315,000 or range between &

Median sale price

(*Delete house or unit as applicable)

Median Price \$330,500 Property type Unit Suburb Brown Hill
Period-from 01 Oct 2020 to 30 Sep 2021 Source Corelogic

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 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
3/314 Humffray Street North Brown Hill VIC 3350	\$290,000	20-Jan-21
4/5 Brophy Street Brown Hill VIC 3350	\$320,000	02-Nov-20
3/5 Brophy Street Brown Hill VIC 3350	\$310,000	14-Nov-20

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: 11 October 2021



3/314 Humffray Street North Brown Hill VIC 3350

Sold Price

\$290,000 Sold Date **20-Jan-21**

 2  1  1

Distance **0.03km**



4/5 Brophy Street Brown Hill VIC 3350

Sold Price

\$320,000 Sold Date **02-Nov-20**

 2  1  1

Distance **0.15km**



3/5 Brophy Street Brown Hill VIC 3350

Sold Price

\$310,000 Sold Date **14-Nov-20**

 2  1  1

Distance **0.17km**

RS = Recent sale

UN = Undisclosed Sale

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