

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 2/341a Humffray Street, Brown Hill Vic 3350

Indicative selling price

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

Range between \$270,000

&

\$280,000

Median sale price

Median price \$400,000

House

X

Unit

Suburb Brown Hill

Period - From 01/04/2017

to 30/06/2017

Source REIV

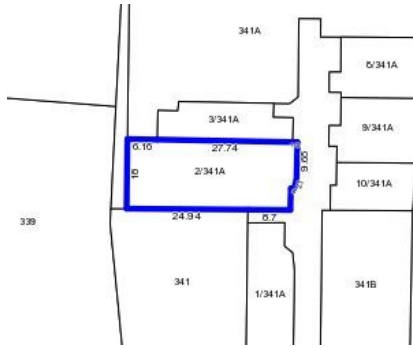
Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	118 Nelson St BROWN HILL 3350	\$300,000	07/05/2017
2	608 Chisholm St BLACK HILL 3350	\$269,000	07/02/2017
3	3 Frances Cr BALLARAT EAST 3350	\$268,000	28/03/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$270,000 - \$280,000
Median House Price
June quarter 2017: \$400,000

Comparable Properties



118 Nelson St BROWN HILL 3350 (REI)

Agent Comments



Price: \$300,000
Method: Private Sale
Date: 07/05/2017
Rooms: -
Property Type: House (Res)



608 Chisholm St BLACK HILL 3350 (REI/VG)

Agent Comments



Price: \$269,000
Method: Private Sale
Date: 07/02/2017
Rooms: 4
Property Type: House
Land Size: 659 sqm approx



3 Frances Cr BALLARAT EAST 3350 (REI/VG)

Agent Comments



Price: \$268,000
Method: Private Sale
Date: 28/03/2017
Rooms: 4
Property Type: House
Land Size: 606 sqm approx