

41 Melbourne Road, Brown Hill Vic 3350



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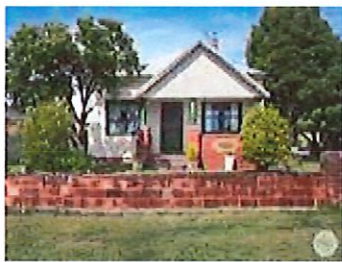
2 1 2

Rooms: 5
Property Type: Residence
Land Size: 763 sqm approx
Agent Comments

Indicative Selling Price
\$470,000

Median House Price
19/04/2022 - 18/04/2023: \$602,500

Comparable Properties



102 Haines St BROWN HILL 3350 (REI/VG)

Agent Comments

3 1 1

Price: \$500,000
Method: Private Sale
Date: 21/01/2022
Property Type: House
Land Size: 669 sqm approx



282 Humffray St.N BROWN HILL 3350 (VG)

Agent Comments

3 - -

Price: \$490,000
Method: Sale
Date: 19/01/2022
Property Type: House (Res)
Land Size: 690 sqm approx



2 Ritchie St BROWN HILL 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$480,000
Method: Private Sale
Date: 03/08/2022
Property Type: House
Land Size: 631 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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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 or
locality and postcode

41 Melbourne Road, Brown Hill Vic 3350

Indicative selling price

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

Single price \$470,000

Median sale price

Median price \$602,500

Property Type House

Suburb Brown Hill

Period - From 19/04/2022

to 18/04/2023

Source REIV

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
1	102 Haines St BROWN HILL 3350	\$500,000	21/01/2022
2	282 Humffray St.N BROWN HILL 3350	\$490,000	19/01/2022
3	2 Ritchie St BROWN HILL 3350	\$480,000	03/08/2022

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:

19/04/2023 16:56