Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	52-54 Bradbury Street, Brown Hill Vic 3350
Including suburb and	
postcode	

Indicative selling price

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

Range between \$495,000 & \$510,000	Range between	\$495,000	&	\$510,000
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Median sale price

Median price	\$507,778	Pro	perty Type	House		Suburb	Brown Hill
Period - From	01/07/2020	to	30/09/2020		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

Add	dress of comparable property	Price	Date of sale
1	7 Chiara Ct BROWN HILL 3350	\$542,000	28/07/2020
2	161 Fussell St BALLARAT EAST 3350	\$500,000	09/12/2020
3	32 Boundary Rd BROWN HILL 3350	\$468,000	06/10/2020

OR

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

This Statement of Information was prepared on:	04/01/2021 17:34

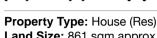




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> **Indicative Selling Price** \$495,000 - \$510,000 **Median House Price** September quarter 2020: \$507,778





Land Size: 861 sqm approx

Agent Comments

Comparable Properties



7 Chiara Ct BROWN HILL 3350 (REI/VG)





Price: \$542,000 Method: Private Sale Date: 28/07/2020

Property Type: House Land Size: 747 sqm approx **Agent Comments**



161 Fussell St BALLARAT EAST 3350 (REI)







Price: \$500,000 Method: Private Sale Date: 09/12/2020

Property Type: House (Res) Land Size: 1200 sqm approx Agent Comments



32 Boundary Rd BROWN HILL 3350 (REI/VG)



Price: \$468.000 Method: Private Sale Date: 06/10/2020

Property Type: House (Res) Land Size: 1107 sqm approx Agent Comments

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