

# 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

52-54 Bradbury Street, Brown Hill Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$495,000

&

\$510,000

### Median sale price

Median price

\$507,778

Property 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	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 comparable properties 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

52-54 Bradbury Street, Brown Hill Vic 3350



Lisa Eden-Horvat  
03 5330 0500  
0400 533 667

[lisae@ballaratpropertygroup.com.au](mailto:lisae@ballaratpropertygroup.com.au)

**Indicative Selling Price**

\$495,000 - \$510,000

**Median House Price**

September quarter 2020: \$507,778



**Property Type:** House (Res)

**Land Size:** 861 sqm approx

Agent Comments

## Comparable Properties



**7 Chiara Ct BROWN HILL 3350 (REI/VG)**

Agent Comments



**Price:** \$542,000

**Method:** Private Sale

**Date:** 28/07/2020

**Property Type:** House

**Land Size:** 747 sqm approx



**161 Fussell St BALLARAT EAST 3350 (REI)**

Agent Comments



**Price:** \$500,000

**Method:** Private Sale

**Date:** 09/12/2020

**Property Type:** House (Res)

**Land Size:** 1200 sqm approx



**32 Boundary Rd BROWN HILL 3350 (REI/VG)**

Agent Comments



**Price:** \$468,000

**Method:** Private Sale

**Date:** 06/10/2020

**Property Type:** House (Res)

**Land Size:** 1107 sqm approx

**Account** - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.