

STATEMENT OF INFORMATION

Single residential property located outside Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

3/48 Water Street, Brown Hill, VIC 3350

Indicative selling price

Single Price or Range between

\$265,000 - \$285,000

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

Median sale price

Median Price

\$281,000

Property Type

Unit

Suburb

BROWN HILL

Period From

18/03/2018

Period To

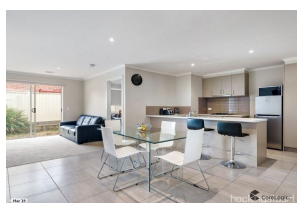
18/09/2019

Source

Core Logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale



**3/314 HUMFFRAY STREET NORTH
BROWN HILL**

2 **1** **1**

Price \$260,000
Date of Sale 26/03/2019
Land 141 sqm



**4/257A SCOTT PARADE
BROWN HILL**

2 **1** **1**

Price \$285,000
Date of Sale 22/11/2018
Land 188 sqm



**3/341A HUMFFRAY STREET NORTH
BROWN HILL**

2 **2** **1**

Price \$278,000
Date of Sale 12/10/2018
Land 251 sqm