

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 and
postcode

2/238 HUMFFRAY STREET NORTH BROWN HILL VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$340,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Brown Hill

Period-from

01 Sep 2022

to

31 Aug 2023

Source

Corelogic

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

6/14 STAWELL STREET SOUTH BALLARAT EAST VIC 3350	\$355,000	20-Jul-23
10 MALCOLM COURT BROWN HILL VIC 3350	\$360,000	08-Apr-23
6/914 LIGAR STREET BALLARAT NORTH VIC 3350	\$345,000	21-Aug-23

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: 25 September 2023



**6/14 STAWELL STREET SOUTH
BALLARAT EAST VIC 3350**

2 1 1

Sold Price **\$355,000** Sold Date **20-Jul-23**

Distance **0.84km**



**10 MALCOLM COURT BROWN HILL
VIC 3350**

2 1 1

Sold Price **\$360,000** Sold Date **08-Apr-23**

Distance **0.93km**



**6/914 LIGAR STREET BALLARAT
NORTH VIC 3350**

2 1 1

Sold Price ^{RS} **\$345,000** Sold Date **21-Aug-23**

Distance **2.31km**

RS = Recent sale **UN** = Undisclosed Sale

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