

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

208 MELBOURNE ROAD 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

\$620,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$598,000

Property type

House

Suburb

Brown Hill

Period-from

01 Mar 2021

to

28 Feb 2022

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

321 HUMFFRAY STREET NORTH BROWN HILL VIC 3350

\$722,500

08-Dec-21

287 HUMFFRAY STREET NORTH BALLARAT EAST VIC 3350

\$650,000

23-Dec-21

11 TEAL AVENUE BALLARAT NORTH VIC 3350

\$670,000

18-Feb-22

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: 08 March 2022

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**321 HUMFFRAY STREET NORTH
BROWN HILL VIC 3350**

 3  2  2

Sold Price

\$722,500

Sold Date

08-Dec-21

Distance

1.84km



**287 HUMFFRAY STREET NORTH
BALLARAT EAST VIC 3350**

 3  1  2

Sold Price

\$650,000

Sold Date

23-Dec-21

Distance

2.14km



**11 TEAL AVENUE BALLARAT
NORTH VIC 3350**

 3  2  2

Sold Price

^{RS} **\$670,000**

Sold Date

18-Feb-22

Distance

3.21km

RS = Recent sale

UN = Undisclosed Sale

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