



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**2/27 Water Street,  
BROWN HILL 3350**

House

3 beds

2 baths

1 parking

### Indicative selling price

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

**Range \$285,000 - \$309,000**

### Median sale price

Median **House** for **BROWN HILL** for period **Jan 2017 - Dec 2017**

Sourced from **Price Finder**.

**\$359,500**

### Comparable property sales

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 the most comparable to the property for sale.

**3 Finlay Street,**  
Brown Hill 3350

**Price \$320,000** Sold 18  
January 2018

**5 Bradbury Street,**  
Brown Hill 3350

**Price \$287,500** Sold 22  
December 2017

**306 Humffray Street,**  
Brown Hill 3350

**Price \$267,500** Sold 27  
October 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Price Finder.

### Contact agents



**Dean Teuma**  
PRDnationwide

(03) 5331 1111  
0401 335 445  
[deant@prdballarat.com.au](mailto:deant@prdballarat.com.au)



**Brenden Barclay**  
PRDnationwide

(03) 5331 1111  
0409 410 911  
[brendenb@prdballarat.com.au](mailto:brendenb@prdballarat.com.au)

