

# 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

1/11 Brophy 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 \$390,000

&

\$410,000

### Median sale price

Median price \$530,000

Property Type House

Suburb Brown Hill

Period - From 01/07/2020

to

30/06/2021

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	262 Humffray St.N BROWN HILL 3350	\$450,000	30/06/2021
2	2/219 Finch St BALLARAT EAST 3350	\$440,000	25/02/2021
3	128 Humffray St.N BALLARAT EAST 3350	\$430,000	10/05/2021

**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:

17/08/2021 11:21

1/11 Brophy Street, Brown Hill Vic 3350

**buxton**

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**Indicative Selling Price**

\$390,000 - \$410,000

**Median House Price**

Year ending June 2021: \$530,000



**Property Type:** Townhouse  
(Single)

Agent Comments

## Comparable Properties



**262 Humffray St.N BROWN HILL 3350 (REI)**

Agent Comments



**Price:** \$450,000

**Method:** Private Sale

**Date:** 30/06/2021

**Property Type:** House (Res)

**Land Size:** 419 sqm approx



**2/219 Finch St BALLARAT EAST 3350 (VG)**

Agent Comments



**Price:** \$440,000

**Method:** Sale

**Date:** 25/02/2021

**Property Type:** Flat/Unit/Apartment (Res)

**128 Humffray St.N BALLARAT EAST 3350 (VG)**

Agent Comments



**Price:** \$430,000

**Method:** Sale

**Date:** 10/05/2021

**Property Type:** House (Res)

**Land Size:** 368 sqm approx

**Account - Buxton Ballarat** | P: 03 5331 4544



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