

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 or
locality and postcode

40 Bradbury Street, Brown Hill Vic 3350

Indicative selling price

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

Range between \$630,000 & \$660,000

Median sale price

Median price \$620,000 Property Type House Suburb Brown Hill

Period - From 01/01/2022 to 31/03/2022 Source REIV

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
1	100 Water St BROWN HILL 3350	\$590,000	01/04/2022
2	326 Humffray St.N BROWN HILL 3350	\$530,000	13/09/2021
3	21 Bradbury St BROWN HILL 3350	\$498,000	22/09/2021

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:

21/04/2022 09:29



3 1 2

Rooms: 5/3

Property Type: HOUSE with development potential

Land Size: 1048 sqm approx

Agent Comments

Indicative Selling Price

\$630,000 - \$660,000

Median House Price

March quarter 2022: \$620,000

Comparable Properties



100 Water St BROWN HILL 3350 (REI)

Agent Comments

3 2 3

Price: \$590,000

Method: Private Sale

Date: 01/04/2022

Property Type: House



326 Humffray St.N BROWN HILL 3350 (REI)

Agent Comments

3 1 2

Price: \$530,000

Method: Private Sale

Date: 13/09/2021

Property Type: House

Land Size: 877 sqm approx



21 Bradbury St BROWN HILL 3350 (REI/VG)

Agent Comments

3 1 2

Price: \$498,000

Method: Private Sale

Date: 22/09/2021

Property Type: House

Land Size: 865 sqm approx