

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

7 Bawden Street, Brown Hill, VIC 3350

Indicative selling price

\$ 430,000 - \$450,000

Range between

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

Median sale price

Median price
\$ 420,000

House

*Delete house or unit as applicable

Suburb
BROWN HILL

Period
13/12/2017 - 13/06/2019

Source
Price Finder

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale



35 WILLOWBANK WAY
BROWN HILL

3 2 2

Normal Sale \$449,000
Date Sold 20/06/2018
Land 573 sqm



105 FINLAY STREET
BROWN HILL

4 2 2

Normal Sale \$451,800
Date Sold 03/12/2018
Land 1031 sqm



10 THE OUTLOOK
BLACK HILL

4 2 2

Normal Sale \$455,000
Date Sold 04/07/2018
Land 593 sqm