

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

4 Hillview Road, Brown Hill Vic 3350

Indicative selling price

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

Range between \$585,000 & \$625,000

Median sale price

Median price \$498,000

Property Type House

Suburb Brown Hill

Period - From 01/10/2020

to 30/09/2021

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	7 Willowbank Way BROWN HILL 3350	\$600,000	30/09/2021
2	334 Humffray St.N BROWN HILL 3350	\$600,000	13/04/2021
3	134 Finlay St BROWN HILL 3350	\$590,000	13/08/2021

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:

19/01/2022 09:49



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Rooms: 6
Property Type: House (Res)
Land Size: 1249 sqm approx
Agent Comments

Indicative Selling Price
\$585,000 - \$625,000
Median House Price
Year ending September 2021: \$498,000

STATEMENT OF INFORMATION FOR A RESIDENTIAL PROPERTY

Comparable Properties



7 Willowbank Way BROWN HILL 3350 (VG)

Agent Comments

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Price: \$600,000
Method: Sale
Date: 30/09/2021
Property Type: House (Res)
Land Size: 748 sqm approx



334 Humffray St. N BROWN HILL 3350 (VG)

Agent Comments

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Price: \$600,000
Method: Sale
Date: 13/04/2021
Property Type: House (Res)
Land Size: 939 sqm approx



134 Finlay St BROWN HILL 3350 (VG)

Agent Comments

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Price: \$590,000
Method: Sale
Date: 13/08/2021
Property Type: House (Res)
Land Size: 1262 sqm approx