

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

367a Humffray Street North, Brown Hill Vic 3350

Indicative selling price

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

Range between \$299,000

&

\$310,000

Median sale price

Median price \$425,000

House

X

Unit

Suburb or locality

Brown Hill

Period - From 01/01/2018

to

31/12/2018

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 eighteen 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	501 Walker St BALLARAT NORTH 3350	\$360,000	22/02/2019
2	905 Sherrard St BALLARAT NORTH 3350	\$343,000	23/02/2019
3	120 Eureka St BALLARAT EAST 3350	\$325,000	26/02/2019

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 eighteen months.

367a Humffray Street North, Brown Hill Vic 3350



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Indicative Selling Price

\$299,000 - \$310,000

Median House Price

Year ending December 2018: \$425,000



3 1 1

Rooms:

Property Type: House (Res)

Land Size: 652 sqm approx

Agent Comments

Comparable Properties



501 Walker St BALLARAT NORTH 3350 (REI)

Agent Comments

4 1 1

Price: \$360,000

Method: Private Sale

Date: 22/02/2019

Rooms: -

Property Type: House

Land Size: 615 sqm approx



905 Sherrard St BALLARAT NORTH 3350 (REI)

Agent Comments

3 1 2

Price: \$343,000

Method: Auction Sale

Date: 23/02/2019

Rooms: -

Property Type: House

Land Size: 666 sqm approx



120 Eureka St BALLARAT EAST 3350 (REI)

Agent Comments

2 2 2

Price: \$325,000

Method: Private Sale

Date: 26/02/2019

Rooms: -

Property Type: House

Land Size: 571 sqm approx