

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

307 Humffray Street North, Brown Hill Vic 3350

Indicative selling price

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

Range between \$660,000 & \$680,000

Median sale price

Median price \$718,750 Property Type House Suburb Brown Hill

Period - From 12/01/2023 to 11/01/2024 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	126 Canterbury St BROWN HILL 3350	\$785,000	02/01/2024
2	315 Finch St BALLARAT EAST 3350	\$682,000	02/09/2023
3	316 York St BALLARAT EAST 3350	\$650,000	27/06/2023

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:

12/01/2024 13:06

307 Humffray Street North, Brown Hill Vic 3350

BALLARAT
PROPERTY AGENTS

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Indicative Selling Price

\$660,000 - \$680,000

Median House Price

12/01/2023 - 11/01/2024: \$718,750



Property Type:

Agent Comments

Comparable Properties



126 Canterbury St BROWN HILL 3350 (REI)

Agent Comments



Price: \$785,000

Method: Private Sale

Date: 02/01/2024

Property Type: Land

Land Size: 2401 sqm approx



315 Finch St BALLARAT EAST 3350 (REI/VG)

Agent Comments



Price: \$682,000

Method: Auction Sale

Date: 02/09/2023

Property Type: House (Res)

Land Size: 1267 sqm approx



316 York St BALLARAT EAST 3350 (REI/VG)

Agent Comments



Price: \$650,000

Method: Private Sale

Date: 27/06/2023

Property Type: House

Land Size: 1402 sqm approx

Account - Ballarat Property Agents | P: 03 5324 2408



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