

## 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

3/314 Humffray Street North, Brown Hill Vic 3350

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$255,000 & \$265,000

#### Median sale price

Median price \$284,000 House Unit X 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	2/395 Humffray St.N BROWN HILL 3350	\$290,000	04/08/2018
2	3/395 Humffray St.N BROWN HILL 3350	\$285,000	04/08/2018
3	5/395 Humffray St.N BROWN HILL 3350	\$283,000	15/08/2018

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.



2   
 1   
 1

**Rooms:**

**Property Type:** Unit

**Agent Comments**

Spacious modern living located in a quiet complex and only moments from Ballarat CBD and Train Station this townhouse will have you wondering do I live or do I invest in this property. Features include open plan kitchen/meals/living, two large bedrooms, bathroom with separate bath and shower, central heating, large split system and stainless steel appliances. Currently leased for \$250 per week on a periodic lease, it leaves all options open! Be sure not to miss this opportunity and call Matthew Wiltshire on 0487000873 today to book your inspection.

## Comparable Properties

**2/395 Humffray St.N BROWN HILL 3350 (REI)** **Agent Comments**

2   
 1   
 1

**Price:** \$290,000

**Method:** Private Sale

**Date:** 04/08/2018

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)

**Land Size:** 187 sqm approx

**3/395 Humffray St.N BROWN HILL 3350 (REI)** **Agent Comments**

2   
 1   
 1

**Price:** \$285,000

**Method:** Private Sale

**Date:** 04/08/2018

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)

**Land Size:** 180 sqm approx

**5/395 Humffray St.N BROWN HILL 3350 (REI)** **Agent Comments**

2   
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**Price:** \$283,000

**Method:** Private Sale

**Date:** 15/08/2018

**Rooms:** 1

**Property Type:** Flat/Unit/Apartment (Res)