

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

4/1 Water Street Brown Hill VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$430,000 & \$450,000

Median sale price

Median price

\$358,000

Property type

Unit

Suburb

Brown Hill

Period - From

01.05.2021

to

30.08.2022

Source

Corelogic

Comparable property sales

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
2/48 Water Street Brown Hill VIC 3350	\$430,000	19.11.2021
9 Latitude Court Ballarat East VIC 3350	\$435,000	31.08.2021
2/11 Little Clyde Street Soldiers Hill VIC 3350	\$430,000	10.05.2021

This Statement of Information was prepared on: 04.05.2022