Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	30 Water Street, Brown Hill Vic 3350
Including suburb or	
locality and postcode	

Indicative selling price

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

Range between \$410,000 & \$435,000	Range between	\$410,000	&	\$435,000
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Median sale price

Median price	\$705,000	Pro	perty Type	House		Suburb	Brown Hill
Period - From	01/04/2023	to	31/03/2024		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

Aut	areas or comparable property	1 1100	Date of Sale
1	297 Duggan St BROWN HILL 3350	\$440,000	21/03/2024
2	1/234a Humffray St.N BROWN HILL 3350	\$440,000	19/09/2023
3	1/403 Humffray St.N BROWN HILL 3350	\$410,000	05/12/2023

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:	19/04/2024 13:18



Date of sale











Property Type: House Land Size: 456 sqm approx **Agent Comments**

Indicative Selling Price \$410,000 - \$435,000 **Median House Price** Year ending March 2024: \$705,000

Comparable Properties



297 Duggan St BROWN HILL 3350 (REI)





Price: \$440,000 Method: Private Sale Date: 21/03/2024 Property Type: House Land Size: 725 sqm approx **Agent Comments**



1/234a Humffray St.N BROWN HILL 3350

(REI/VG)





Price: \$440,000 Method: Private Sale Date: 19/09/2023

Property Type: Townhouse (Single) Land Size: 240 sqm approx

Agent Comments



1/403 Humffray St.N BROWN HILL 3350

(REI/VG)

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Price: \$410,000 Method: Private Sale Date: 05/12/2023 Property Type: House Land Size: 424 sqm approx Agent Comments

Account - Fletchers | P: 03 5333 4797





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