### Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address Including suburb and postcode

1/27a Water Street, Brown Hill Vic 3350

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$455,000		&		\$465,000					
Median sale pi	rice									
Median price	\$435,000	Pro	operty Type	Unit			Suburb	Brown Hill		
Period - From	01/04/2023	to	31/03/2024		So	urce	REIV			

#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	8 Riverside PI BROWN HILL 3350	\$470,000	18/03/2024
2	8/341A Humffray St.N BROWN HILL 3350	\$450,000	04/08/2023
3	1/234a Humffray St.N BROWN HILL 3350	\$440,000	19/09/2023

OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

20/06/2024 08:38



1/27a Water Street, Brown Hill Vic 3350

# BALLARAT





**Property Type:** Townhouse (Single) Agent Comments Lisa Horvat 03 5324 2408 0400 533 667 lisa@ballaratpropertyagents.com.au

> Indicative Selling Price \$455,000 - \$465,000 Median Unit Price Year ending March 2024: \$435,000

## **Comparable Properties**



8 Riverside PI BROWN HILL 3350 (REI/VG)



Price: \$470,000 Method: Private Sale Date: 18/03/2024 Property Type: Townhouse (Single)

8/341A Humffray St.N BROWN HILL 3350 (REI/VG)

1/234a Humffray St.N BROWN HILL 3350

2 2

Agent Comments

Agent Comments



Price: \$450,000 Method: Private Sale Date: 04/08/2023 Property Type: Townhouse (Res) Land Size: 287 sqm approx

(REI/VG)

Agent Comments



Price: \$440,000 Method: Private Sale Date: 19/09/2023 Property Type: Townhouse (Single) Land Size: 240 sqm approx

#### Account - Ballarat Property Agents | P: 03 5324 2408





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.