

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 between \$455,000 & \$465,000

Median sale price

Median price \$435,000 Property Type Unit 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 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.

	Address 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

Indicative Selling Price

\$455,000 - \$465,000

Median Unit Price

Year ending March 2024: \$435,000



3 2 1

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



8 Riverside PI BROWN HILL 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$470,000

Method: Private Sale

Date: 18/03/2024

Property Type: Townhouse (Single)



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

Agent Comments

3 2 2

Price: \$450,000

Method: Private Sale

Date: 04/08/2023

Property Type: Townhouse (Res)

Land Size: 287 sqm approx



1/234a Humffray St.N BROWN HILL 3350 (REI/VG)

Agent Comments

3 2 2

Price: \$440,000

Method: Private Sale

Date: 19/09/2023

Property Type: Townhouse (Single)

Land Size: 240 sqm approx