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





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