

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

1/314 Humffray Street, Brown Hill Vic 3350

Indicative selling price

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

Range between \$370,000 & \$400,000

Median sale price

Median price \$570,000 Property Type House Suburb Brown Hill

Period - From 01/01/2023 to 31/03/2023 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	Price	Date of sale
1	49 Glendenning St CANADIAN 3350	\$405,000	28/03/2023
2	1/22 Napier St BLACK HILL 3350	\$387,500	09/06/2023
3	36 Corbett St BALLARAT EAST 3350	\$367,500	25/11/2022

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:

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Property Type: House
Land Size: 365 sqm approx
Agent Comments

Indicative Selling Price
\$370,000 - \$400,000
Median House Price
March quarter 2023: \$570,000

Comparable Properties



49 Glendenning St CANADIAN 3350 (REI/VG) Agent Comments



Price: \$405,000
Method: Private Sale
Date: 28/03/2023
Property Type: House
Land Size: 369 sqm approx



1/22 Napier St BLACK HILL 3350 (REI) Agent Comments



Price: \$387,500
Method: Private Sale
Date: 09/06/2023
Property Type: House



36 Corbett St BALLARAT EAST 3350 (REI/VG) Agent Comments



Price: \$367,500
Method: Private Sale
Date: 25/11/2022
Property Type: House
Land Size: 489 sqm approx