

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 and
postcode

88 WATER STREET BROWN HILL VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$632,500

Property type

House

Suburb

Brown Hill

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

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

709 MORRES STREET BROWN HILL VIC 3350	\$505,000	30-Apr-24
207 SCOTT PARADE BALLARAT EAST VIC 3350	\$490,000	19-Oct-23
184 HUMFFRAY STREET NORTH BALLARAT EAST VIC 3350	\$550,000	11-Apr-24

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: 13 June 2024

McGrath

Narelle Smith

M 0407510177

E NarelleSmith@mcgrath.com.au



709 MORRES STREET BROWN HILL VIC 3350 Sold Price

^{RS} **\$505,000** Sold Date **30-Apr-24**

3 1 1

Distance **1.77km**

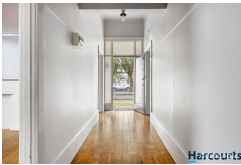


207 SCOTT PARADE BALLARAT EAST VIC 3350 Sold Price

\$490,000 Sold Date **19-Oct-23**

3 1 -

Distance **1.95km**



184 HUMFFRAY STREET NORTH BALLARAT EAST VIC 3350 Sold Price

\$550,000 Sold Date **11-Apr-24**

3 1 6

Distance **2.21km**

RS = Recent sale

UN = Undisclosed Sale

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