

## 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

30 Water Street, Brown Hill Vic 3350

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$340,000

&

\$355,000

#### Median sale price

Median price

\$440,000

House

X

Unit

Suburb or locality

Brown Hill

Period - From

01/04/2018

to

31/03/2019

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 eighteen 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	12 Water St BROWN HILL 3350	\$400,000	09/10/2018
2	334 Humffray St.N BROWN HILL 3350	\$363,000	07/01/2019
3	3 Raymond Cr BROWN HILL 3350	\$352,500	08/06/2018

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 eighteen months.~~

30 Water Street, Brown Hill Vic 3350



 3  1  4

**Rooms:**  
**Property Type:** House (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$340,000 - \$355,000  
**Median House Price**  
Year ending March 2019: \$440,000

## Comparable Properties



**12 Water St BROWN HILL 3350 (REI/VG)**

**Agent Comments**

 3  2  4

**Price:** \$400,000  
**Method:** Private Sale  
**Date:** 09/10/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 729 sqm approx



**334 Humffray St.N BROWN HILL 3350 (REI)**

**Agent Comments**

 3  1  12

**Price:** \$363,000  
**Method:** Private Sale  
**Date:** 07/01/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 928 sqm approx



**3 Raymond Cr BROWN HILL 3350 (REI/VG)**

**Agent Comments**

 3  1  2

**Price:** \$352,500  
**Method:** Private Sale  
**Date:** 08/06/2018  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 587 sqm approx