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	4 Ryan Street, Brown Hill 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	$420,000	&	$440,000

Median sale price

Median price	$425,000	Property type	*House*	Suburb	Brown Hill
Period - From	01/10/2018	to	30/09/2019	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
111 Strickland Street North, Brown Hill 3350	$475,000	15/03/2019
415 Humffray Street North, Brown Hill 3350	$490,000	22/03/2019
105 Finlay Street, Brown Hill 3350	$451,800	03/12/2018

This Statement of Information was prepared on: 29/10/2019