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	8/320 Humffray Street, Brown Hill Vic 3350

Indicative selling price

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

Range between $320,000 & $350,000

Median sale price

Median price $430,000 Property Type Unit Suburb Brown Hill

Period - From 01/07/2023 to 30/06/2024 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	3/1 Canterbury St BROWN HILL 3350	$330,000	04/03/2024
2	6/1 Canterbury St BROWN HILL 3350	$350,000	16/11/2023
3	2/238 Humffray St.N BROWN HILL 3350	$345,000	24/10/2023

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: 07/08/2024 15:35

8/320 Humffray Street, Brown Hill Vic 3350

2 1

Property Type:
Divorce/Estate/Family Transfers
Land Size: 301 sqm approx

Agent Comments

Indicative Selling Price
$320,000 - $350,000
Median Unit Price
Year ending June 2024: $430,000

Comparable Properties



3/1 Canterbury St BROWN HILL 3350 (REI/VG)

2 1 1

Price: $330,000
Method: Private Sale
Date: 04/03/2024
Property Type: Unit
Land Size: 334 sqm approx

Agent Comments



6/1 Canterbury St BROWN HILL 3350 (REI/VG)

2 1 1

Price: $350,000
Method: Private Sale
Date: 16/11/2023
Property Type: Unit
Land Size: 304 sqm approx

Agent Comments



2/238 Humffray St.N BROWN HILL 3350 (REI/VG)

2 1 1

Price: $345,000
Method: Private Sale
Date: 24/10/2023
Property Type: Unit
Land Size: 302 sqm approx

Agent Comments

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300

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