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	106 Finlay Street, Brown Hill Vic 3350

Indicative selling price

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

Single price $390,000

Median sale price

Median price $400,000 Property Type Vacant land Suburb Brown Hill

Period - From 18/10/2023 to 17/10/2024 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	Holman's Rise/lot 5 Finlay St BROWN HILL 3350	$380,000	30/06/2023
2	Holman's Rise/lot 6 Finlay St BROWN HILL 3350	$382,000	15/06/2023
3	110 Finlay St BROWN HILL 3350	$382,000	01/06/2023

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: 18/10/2024 11:40



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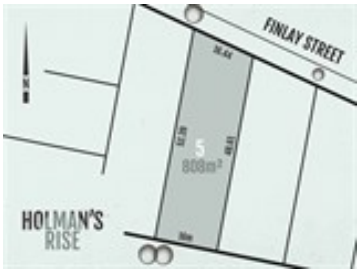
Property Type:
Agent Comments

Indicative Selling Price
$390,000
Median Land Price
18/10/2023 - 17/10/2024: $400,000

Comparable Properties



Holman's Rise/lot 5 Finlay St BROWN HILL 3350 (REI)

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Agent Comments

Price: $380,000
Method: Private Sale
Date: 30/06/2023
Property Type: Land
Land Size: 808 sqm approx



Holman's Rise/lot 6 Finlay St BROWN HILL 3350 (REI)

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Agent Comments

Price: $382,000
Method: Private Sale
Date: 15/06/2023
Property Type: Land
Land Size: 800 sqm approx

110 Finlay St BROWN HILL 3350 (VG)

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Agent Comments

Price: $382,000
Method: Sale
Date: 01/06/2023
Property Type: Land
Land Size: 798 sqm approx

Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555

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