

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 Brophy Street, Brown Hill Vic 3350

Indicative selling price

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

Single price \$230,000

Median sale price

Median price \$376,100

House

X

Unit

Suburb or locality

Brown Hill

Period - From 01/01/2017

to 31/12/2017

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	5/5 Brophy St BROWN HILL 3350	\$250,000	09/01/2017
2	4/5 Brophy St BROWN HILL 3350	\$240,000	29/12/2016
3	2 Brophy St BROWN HILL 3350	\$235,000	20/12/2016

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.



 3  1  2

Rooms:
Property Type: House
Land Size: 1060 sqm approx
Agent Comments

Indicative Selling Price

\$230,000

Median House Price

Year ending December 2017: \$376,100

Comparable Properties



5/5 Brophy St BROWN HILL 3350 (REI/VG)

Agent Comments

 2  1  1

Price: \$250,000
Method: Private Sale
Date: 09/01/2017
Rooms: 3
Property Type: Unit



4/5 Brophy St BROWN HILL 3350 (REI/VG)

Agent Comments

 2  1  1

Price: \$240,000
Method: Private Sale
Date: 29/12/2016
Rooms: 3
Property Type: Flat/Unit/Apartment (Res)
Land Size: 262 sqm approx



2 Brophy St BROWN HILL 3350 (REI/VG)

Agent Comments

 3  1  1

Price: \$235,000
Method: Private Sale
Date: 20/12/2016
Rooms: 4
Property Type: House
Land Size: 443 sqm approx