



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**3/234a Humffray Street North,  
BROWN HILL 3350**

House



2 beds



1 baths



1 parking

### Indicative selling price

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

**Range \$310,000 - \$320,000**

### Median sale price

Median **House** for **BROWN HILL** for period **Oct 2018 - Sep 2018**

Sourced from **REIV**.

**\$432,000**

### Comparable property sales

These are the three properties sold within five kilo metres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**204b Johns Street,**  
Ballarat East 3350

Price **\$300,000** Sold 23 May  
2018

**7 Connellan Street,**  
Ballarat East 3350

Price **\$298,500** Sold 19  
March 2019

**6 Florence Court,**  
Brown Hill 3350

Price **\$295,000** Sold 19  
November 2018

This Statement of Information was prepared on 19th Nov 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

### Ray White Ballarat

37 Lydiard Street South,  
Ballarat VIC 3350

### Contact agents



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