

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

3/4 Bawden Street, Brown Hill Vic 3350

Indicative selling price

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

Single price \$* or range between \$150,000 & \$160,000

Median sale price

Land Median price \$185,000 *House *Unit Suburb or locality Brown Hill

Period - From 01/07/18 to 30/06/19 Source CoreLogic

Comparable property sales

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 |
|--|-----------|--------------|
| 11C Ryan Street, Brown Hill Vic 3350 | \$152,000 | 09/03/19 |
| 154 Finlay Street, Brown Hill Vic 3350 | \$140,000 | 06/12/18 |
| 13 Sawmill Close, Brown Hill Vic 3350 | \$142,000 | 10/10/18 |