

**Sections 47AF of the *Estate Agents Act 1980*****Property offered for sale**

Address: 341B Humffray Street North Brown Hill

**Indicative selling price**

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$360,000 & \$390,000




**Median sale price**

Median price: \$415,000 House Suburb: Brown Hill  
Period - From: 01/07/2018 to 30/09/2018 Source: PDOL

**Comparable property sales**

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.




**105 Thompson St  
BROWN HILL**

3  1  2 

Sitting on a large allotment of 899m2 (approx.) this home is perfect for the family looking for that extra bit of space or the

**Sold by Private Sale \$355,000**  
**Date Sold 17/05/2018**  
**Land 899 SqM**




**252a Humffray St.N  
BROWN HILL**

3  2  2 

Ladies and Gentlemen, please don't waste any time calling me on this sensational listing, practically brand new, barely 12

**Sold by Private Sale \$376,100**  
**Date Sold 29/06/2017**  
**Land 276 SqM**

**12 Water St  
BROWN HILL**

3  2  4 

This character-filled and beautifully presented home, situated in the heart of Brown Hill is sure to impress. Upon entering this

**Sold by Private Sale \$400,000**  
**Date Sold 09/10/2018**  
**Land 729 SqM**