

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

Address: 113 Ryan Street Brown Hill

Indicative selling price

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

Range between: \$575,000 & \$595,000

Median sale price

Median price: \$457,000 House Suburb: Brown Hill
Period - From: 31/03/2018 to 30/06/2018 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.

**31 Gracefield Rd
BROWN HILL**

5 2 4

This stunning executive home set on a sizable block in a sought after locale in Brownhill offers a first class standard of living. On

Sold by Private Sale \$570,000
Date Sold 26/09/2017
Land 1,478 SqM

**8a Thompson St
BROWN HILL**

3 1 5

Just minutes from Central Ballarat, this wonderful property deserves your immediate inspection. A harmonious feel flows

Sold by Private Sale \$587,000
Date Sold 22/06/2018
Land 1,369 SqM

**117 FINLAY St
BROWN HILL**

4 2 4

On the Melbourne side of town, commute and live the best of both worlds in this magic home, the 'honey house'. With

Sold by Private Sale \$630,000
Date Sold 23/10/2017
Land 1,114 SqM