

### Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address: 2 Ninox Court Brown Hill

#### Indicative selling price

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

Range between: \$265,000 & \$285,000

#### 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.



#### 24 Hillview Rd BROWN HILL



Apple tree Hill - Hillview Rd, Brown Hill Big fully serviced blocks  
911m2 - 9844m2. Short distance to the CBD, schools and

**Sold by Private Sale \$260,000**  
**Date Sold 30/04/2018**  
**Land 1,173 SqM**



#### 33 Hillview Rd BROWN HILL



Apple Tree Hill - Hillview Rd Brown Hill Big fully serviced blocks  
911m2 - 9844m2. Short distance to the CBD, schools, shops and

**Sold by Private Sale \$270,000**  
**Date Sold 24/11/2017**  
**Land 2,296 SqM**



#### 2 Triller Ct BROWN HILL



Located in the ever popular Corrabbin Estate is one of the last  
remaining blocks that hasn't been built on as is the perfect

**Sold by Private Sale \$282,500**  
**Date Sold 14/11/2017**  
**Land 2,490 SqM**