

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

Address: 6 Florence Court Brown Hill

**Indicative selling price**

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

Range between: \$255,000 & \$275,000

**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.

**306c Humffray St.N  
BROWN HILL**

2 1 1

This immaculate 2BR unit presents a delightfully appealing opportunity. Offering a beautiful, open-plan interior with light-

**Sold by Private Sale \$255,000**  
**Date Sold 12/02/2018**  
**Land 321 SqM**

**26 Hillcrest Rd  
NERRINA**

2

**Sold by Private Sale \$270,000**  
**Date Sold 11/05/2017**  
**Land 665 SqM**

**3/341a Humffray St.N  
BROWN HILL**

2 2 1

This lovely townhouse is just over three years old and presents as new. The front of the home has the master bedroom complete

**Sold by Private Sale \$278,000**  
**Date Sold 12/10/2018**