

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

Address: 8 Janson Road Brown Hill

Indicative selling price

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

Range between: \$420,000 & \$440,000

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.

**8 Sawmill CI
BROWN HILL**

Sold by Private Sale \$420,000
Date Sold 21/08/2017
Land 499 SqM

**21 Janson Rd
BROWN HILL**

Situated on almost an acre, on the Melbourne side of town, set amongst the greenery is this 4 bedroom, 2 bathroom

Sold by Private Sale \$430,000
Date Sold 14/03/2018
Land 3,257 SqM

**35 Willowbank Way
BROWN HILL**

Homes of this quality are hard to find. Waterfall stone benchtops, polished concrete floors and floor to ceiling tiles to

Sold by Private Sale \$449,000
Date Sold 20/06/2018
Land 573 SqM

