

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

Address: 164 Brays Road Cambrian Hill

Indicative selling price

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

Range between: \$825,000 & \$875,000

Median sale price

Median price: \$496,000 House Suburb: Buninyong
Period - From: 01/08/2018 to 01/11/2018 Source: REA

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.

**60 Aubreys Rd
MAGPIE**

4

Sold by Private Sale \$815,000
Date Sold 12/07/2017
Land 46,500 SqM

**919 Sebastopol Smythesdale Rd
ROSS CREEK**

4 2 2

Be enchanted as you drive down the tree lined driveway approaching your magnificent new family home. Ideally located

Sold by Private Sale \$845,000
Date Sold 12/02/2018
Land 65,560 SqM

**93 Brays Rd
CAMBRIAN HILL**

5 3 10

Fabulous family home set on 25 Acres in exclusive Cambrian Hill. Old pressed red bricks will capture your attention as you

Sold by Private Sale \$895,000
Date Sold 19/12/2017
Land 101,171 SqM