

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

Address: 16 Coorabin Drive Brown Hill

**Indicative selling price**

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

Single price: \$277,000

**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.

**19 Gala Cl  
BROWN HILL**

Sold by Private Sale \$260,000  
Date Sold 16/01/2018  
Land 1,176 SqM

**6 Arkansaw Ct  
BROWN HILL**

Sold by Private Sale \$269,500  
Date Sold 24/04/2018  
Land 936 SqM

**24 Gala Cl  
BROWN HILL**

Sold by Private Sale \$280,000  
Date Sold 22/12/2017

