

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

Address: 130 Hillview Road Brown Hill

**Indicative selling price**

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

Range between: \$595,000 & \$635,000




**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.




**2 Whistler Ct  
BROWN HILL**

5  2  4 

Located in the highly regarded Coorabin Estate is this beautifully built home that is perfect for those looking for a large home and

**Sold by Private Sale \$595,000**  
**Date Sold 20/07/2018**  
**Land 1,100 SqM**

**41 Apple Orchard Dr  
BROWN HILL**

5  2  2 

Completed in 2016, this beautiful residence is definitely suited to a growing family and if you love entertaining this is the one for

**Sold by Private Sale \$640,000**  
**Date Sold 14/02/2018**  
**Land 851 SqM**

**12 Brooklyn Ct  
BROWN HILL**

4  2  3 

Set on 907m2 (approx.) in the popular Coorabin Estate in Brown Hill with beautiful views of the surrounding native bush land is

**Sold by Private Sale \$650,000**  
**Date Sold 14/02/2018**  
**Land 907 SqM**