

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

Address: 203 Melbourne Road Brown Hill

**Indicative selling price**

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

Range between: \$597,000 & \$637,000




**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.




**8a Thompson St  
BROWN HILL**

3  1  5 

Just minutes from Central Ballarat, this wonderful property deserves your immediate inspection. A harmonious feel flows

**Sold by Private Sale \$587,000**  
**Date Sold 22/06/2018**  
**Land 1,369 SqM**

**117 FINLAY St  
BROWN HILL**

4  2  4 

On the Melbourne side of town, commute and live the best of both worlds in this magic home, the 'honey house'. With

**Sold by Private Sale \$630,000**  
**Date Sold 23/10/2017**  
**Land 1,114 SqM**

**116 Daylesford Rd  
BROWN HILL**

4  2  2 

Boasting 8,575m2 of land, you have the ability to create 10 residential blocks with a current Planning Permit, enjoy the

**Sold by Private Sale \$680,000**  
**Date Sold 21/08/2017**  
**Land 8,575 SqM**