

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

Address: 4/377 South Road Brighton East

Indicative selling price

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

Range between: \$755,000 & \$795,000




Median sale price

Median price: \$1,123,300 Unit Suburb: Brighton East
Period - From: 31/03/2018 to 30/06/2018 Source: PDOL

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

**4/1 Edinburgh St
HAMPTON**




2  1  1 

Take a step back from the streetfront and find the ultimate surprise package in the midst of a marvelous Village group!

Sold by Private Sale \$835,000

Date Sold 11/08/2018

**2/8 Fairbank Rd
BENTLEIGH**




2  2  1 

A smart starter, investment or retiree's nest, this stylish 2 bedroom 2 bathroom villa has been given a contemporary look to

Sold by Auction \$800,000

Date Sold 23/06/2018

**30 Lonsdale Av
HAMPTON EAST**

2  1  2 

Downsize in classic style, invest in a first-class location, say good-bye to the Owners Corporation and secure your own

Sold by Auction \$820,000

Date Sold 14/04/2018