

### Property offered for sale

Address: 39 Ferguson Street Brighton East

### Indicative selling price

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

Range between: \$900,000 & \$990,000

### Median sale price

Median price: \$1,925,000 House Suburb: Brighton East



Period - From: 31/03/2017 to 30/06/2017 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.



#### 920 Hampton St BRIGHTON

3  1  1 

On the corner of Little Union Street on a compact block, this untouched 3 bedroom cream brick treasure is a golden




**Sold by Auction \$1,250,000**

**Date Sold Jun 2017**

**Land 393 SqM**



#### 26 Gardenvale Rd CAULFIELD SOUTH

2  1  1 

Occupying an allotment of 538m2 (Approximate Title Dimensions) with that always preferred north-facing orientation,




**Sold by Auction \$1,104,000**

**Date Sold May 2017**

**Land 538 SqM**



#### 1a Wallen St BRIGHTON EAST

2  1  1 

Brighton East's best buy comes with rewarding accommodation, a well-located pool and around 542qm of blue-chip beachside-of-

**Sold by Auction \$1,035,000**

**Date Sold May 2017**

**Land 545 SqM**