

#### Property offered for sale

Address: 1/388 Bluff Road Sandringham

#### Indicative selling price

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

Range between: \$1,025,000 & \$1,125,000

#### Median sale price

Median price: \$509,500 Unit Suburb: Sandringham  
Period - From: 01/07/2017 to 30/09/2017 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.



#### 4/31-35 Wickham Rd HAMPTON EAST

3 2 2

Beautifully maintained and showered in radiant natural light, this freestanding 3 bedroom 2.5 bathroom town residence has all the

**Sold by Private Sale \$1,095,000**  
**Date Sold Nov 2017**



#### 2/62 Highett Rd HAMPTON

3 2 2

Put good design and great sun at the centre of your world! Centred in a well-planned group of just three, this substantial

**Sold by Auction \$1,110,000**  
**Date Sold Oct 2017**



#### 35 George St SANDRINGHAM

4 3 2

Adaptable, accommodating and so well-addressed this three level town residence ticks all the boxes for those looking to enter

**Sold by Private Sale \$1,090,000**  
**Date Sold Oct 2017**