

#### Property offered for sale

Address: 36 Cook Street Newtown

#### Indicative selling price

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

Range between: \$700,000 & \$770,000

#### Median sale price

Median price: \$650,000 House Suburb: Newtown  
Period - From: 01/09/2016 to 01/12/2016 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.



#### 6 Vista Rd NEWTOWN

3 2

Completely renovated, this triple-front brick home in the heart of Newtown features 3 generous bedrooms with built-in-robies, plus

**Sold by Auction** \$760,000  
**Date Sold** Jul 2017  
**Land** 741 SqM



#### 29 Warwick St NEWTOWN

3 1 1

Here is your next family home. Enjoy living in a popular area close to shops, private schools, sporting reserves and easy

**Sold by Private Sale** \$700,000  
**Date Sold** May 2017  
**Land** 530 SqM



#### 10 Neiley St NEWTOWN

3 1 2

An incredible opportunity presents itself here on approximately 768m2 of prime Newtown land with the option to extend or

**Sold by Auction** \$705,000  
**Date Sold** Nov 2016  
**Land** 768 SqM