

### Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address: 1/28 Mercer Parade Newtown

#### Indicative selling price

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

Range between: \$1,600,000 & \$1,700,000

#### Median sale price

Median price: \$442,000 Unit Suburb: Newtown  
Period - From: 01/03/2016 to 31/03/2017 Source: PDOL

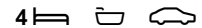
#### Comparable property sales

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.



#### 271 Pakington St NEWTOWN

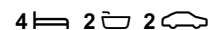
Sold by Private Sale \$1,720,000  
Date Sold Apr 2017



#### 24 Virginia St NEWTOWN

A rare opportunity to secure blue chip real estate: a four year old luxury home in one of Newtown's finest, wide, tree lined

Sold by Auction \$1,850,000  
Date Sold May 2016  
Land 512 SqM



#### 48 Virginia St NEWTOWN

In arguably the best street in beautiful Newtown sits this renovated and extended home that will certainly impress and

Sold by Auction \$1,800,000  
Date Sold Feb 2016

