

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

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address: 344 Shannon Avenue Newtown

#### Indicative selling price

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

Range between: \$940,000 & \$1,020,000

#### Median sale price




Median price: \$740,000 House Suburb: Newtown  
Period - From: 01/01/2017 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.



#### 1a Sharp St NEWTOWN




5  2  2 

This home is an example of when old perfectly meets new. A stunning renovation and rebuild that will have you falling in love

**Sold by Auction \$1,080,000**  
**Date Sold Apr 2017**



#### 53 Sharp St NEWTOWN




3  2  2 

This immaculately presented brick home sits perfectly close to Geelong's vibrant Pakington Street cafe and shopping district, is

**Sold by Auction \$965,000**  
**Date Sold Apr 2017**



#### 87 Aberdeen St NEWTOWN

4   

**Sold by Private Sale \$1,100,000**  
**Date Sold Oct 2016**  
**Land 749 SqM**