

#### Property offered for sale

Address: 1525 Sturt Street Newington

#### Indicative selling price

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

Range between: \$1,680,000 & \$1,848,000

#### Median sale price

Median price: \$426,500 House Suburb: Newington  
Period - From: 01/10/2017 to 31/12/2017 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.



#### 1405 Sturt St NEWINGTON

4  2  2 

Nestled behind an attractive picket fence and formal landscaped gardens, this superbly presented double-fronted c1870 Victorian

**Sold by Private Sale \$1,600,000**

**Date Sold 07/05/2017**

**Land 1,013 SqM**



#### 1302 Sturt St BALLARAT CENTRAL

  

**Sold by Private Sale \$1,830,000**

**Date Sold 07/12/2016**

**Land 457 SqM**



#### 112a Wendouree Pde LAKE WENDOUREE

4  3  3 

...Then you will understand the quality of this superb home. From concept to completion, the dwelling and its features were the

**Sold by Private Sale \$2,025,000**

**Date Sold 07/08/2017**

**Land 700 SqM**