

### HOUSE Offered for Sale

2/389 Shannon Avenue Newtown VIC 3220

 3  2  2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$695,000

### Median Sale Price

\$720,000 Houses in Newtown between Nov 2016 - Oct 2017

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 5 kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**64 Clarke Street Newtown VIC 3220**

 3  2  2

Sold Price **\$680,000** Sold Date **06-Jul-17**

Distance **1.24km**



**2/44 Mervyn Street Newtown VIC 3220**

 4  2  2

Sold Price **\$710,000** Sold Date **06-Aug-16**

Distance **0.69km**



**2/44 Balcombe Road Newtown VIC 3220**

 3  2  2

Sold Price **\$696,000** Sold Date **26-Sep-17**

Distance **0.57km**

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