

#### Property offered for sale

Address: 310 Pakington Street Newtown

#### Indicative selling price

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

Range between: \$1,650,000 & \$1,800,000

#### Median sale price

Median price: \$774,500 House Suburb: Newtown  
Period - From: 31/03/2017 to 30/06/2017 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.



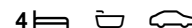
#### 271 Pakington St NEWTOWN

**Sold by Private Sale** \$1,720,000  
**Date Sold** Apr 2017  
**Land** 569 SqM



#### 16 Aphrasia St NEWTOWN

**Sold by Private Sale** \$1,770,000  
**Date Sold** Apr 2017  
**Land** 681 SqM



#### 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

