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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

3 Mervyn Street Newtown VIC 3220

 4  3  2

Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,375,000 & \$1,475,000

Median Sale Price

\$780,000 Houses in Newtown between Sep 2017 - Aug 2018

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.



62 Percy Street Newtown VIC 3220 Sold Price **\$1,320,000** Sold Date **22-Jan-18**

 4  2  1

Distance **0.36km**



2/23 Mercer Parade Newtown VIC 3220 Sold Price **\$1,421,000** Sold Date **08-Nov-17**

 3  2  2

Distance **0.58km**



109 Aphrasia Street Newtown VIC 3220 Sold Price **\$1,500,000** Sold Date **02-Jul-18**

 4  2  2

Distance **1.17km**

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