

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

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address: 41 Cairns Avenue Newtown

#### Indicative selling price

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

Range between: \$499,000 & \$548,000

#### Median sale price




Median price: \$442,000 Unit Suburb: Newtown  
Period - From: 01/03/2016 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.



#### 15 Richmond Cr GEELONG




3  1  1 

Embrace a lifestyle of ease and comfort with this two-storey abode positioned directly opposite a sporting oval and a short

**Sold by Auction** \$520,000  
**Date Sold** Mar 2017  
**Land** 242 SqM






#### 233 Bellerine St GEELONG

2   

**Sold by Private Sale** \$565,000  
**Date Sold** Feb 2017  
**Land** 352 SqM



#### 37 Cumberland St NEWTOWN

2  2  

Located in the heart of Newtown, this charming cottage is full of surprises. Stepping beyond the quint facade, be greeted by an

**Sold by Private Sale** \$570,000  
**Date Sold** Mar 2017