

Saturday 30th October 2010



Property Snapshot

Total Properties:	74
Sold:	49
Withdrawn:	4
% Cleared:	63%
Total Sales:	\$28,051,000
Median:	\$620,500

These auction results are compiled by Home Price Guide ® (Phone: 1800 817 616) based on results collected on or before Saturday 30th October 2010.
© Australian Property Monitors Ltd

For a more comprehensive list of results covering all reported sales by postcode for the past 12 or 24 months, visit www.homepriceguide.com.au.
Agencies: Find out how to report results at www.apmpropertydata.com.au/report/default.aspx

Saturday's Auctions

Suburb	Address	Type	Price	Result	Agent
Altona	99b Blyth St	3 br t	\$800,000	VB	C21 WP Altona
Ascot Vale	1/106 Ascot Vale Rd	1 br u	N/A	W	Avion Properties
Balwyn North	48 Riverside Av	5 br h	\$1,800,000	VB	HS Hawthorn
Balwyn North	41 Stephens St	land	\$1,110,000	VB	HS Balwyn
Balwyn North	?/106 Winfield Rd	2 br u	\$525,000	VB	HS Balwyn
Bellfield	123 Oriel Rd	2 br h	\$569,000	S	HS Ivanhoe
Bentleigh	1/2 Gilmour Rd	3 br h	\$635,000	S	HS Bentleigh
Blackburn South	11 Eckersley Ct	4 br h	\$700,000	PI	Allens RE Blackburn
Braybrook	21 Kannan Bvd	4 br h	\$715,000	S	Sweeney St Albans
Briar Hill	27 Beaconsfield Rd	4 br h	\$595,000	S	Buckingham & Co Grnsbrgh
Brighton	786 Hampton St	3 br t	\$1,245,000	S	C21/WP Caulfield North
Broadmeadows	14 Osway St	3 br h	\$530,000	PI	YPA EA Glenroy
Broadmeadows	48 Walsh St	3 br h	\$445,000	S	FN R/E Direct
Brunswick	316 Albion St	3 br h	\$730,000	VB	HS Brunswick
Brunswick East	22 Harrison St	3 br h	N/A	SN	NAY Brunswick
Burwood	8 Goold St	3 br h	N/A	PI	Allens RE Box Hill
Burwood East	12 Terang Av	3 br h	\$585,000	PI	HS Blackburn
Carnegie	4/1108 Dandenong Rd	3 br t	\$620,000	S	C21 on Centre
Caroline Springs	5 Tumbalong St	3 br h	\$405,000	SP	Brad Teal Keilor
Chadstone	16 Euroka St	3 br h	\$820,000	S	RW Ashburton
Chadstone	54 Margot St	3 br h	\$620,500	S	RW Ashburton
Clarinda	1/33 Crawford Rd	3 br h	N/A	PI	BP Oakleigh
Dandenong North	4 Belmont Av	3 br h	\$351,000	S	LJH Dandenong
Doncaster	12 Outhwaite Av	3 br h	\$673,000	S	HS Balwyn
Endeavour Hills	15 Glencaple Ct	3 br h	\$301,000	S	Grant's EA Dandenong

KEY: S indicates property sold; SP - property sold prior; PI - property passed in; PN - sold prior not disclosed; SN - sold not disclosed; NB - no bid; VB - vendor bid; o res - other residential; w - withdrawn prior to auction; N/A - price or highest bid not available; SA - sold after auction; SS - sold after auction price not disclosed. br - bedroom(s); h - house, cottage, villa, semi, terrace; u - unit, duplex; t - townhouse; dev site - development site; o res - other residential.

Saturday's Auctions

Suburb	Address	Type	Price	Result	Agent
Endeavour Hills	5 Thurso Ct	3 br h	\$380,000	PI	LJH Dandenong
Essendon	11 Aberdeen Cr	3 br h	\$1,061,000	S	Paul McDonald RE
Footscray	9 Talbot St	2 br h	\$650,000	S	BP Yarraville
Forest Hill	1/377 Springvale Rd	3 br h	N/A	W	Foster & Co EA Blkbrn Sth
Forest Hill	4/10 Stringybark Cl	3 br t	N/A	SN	Allens RE Blackburn
Frankston	7 Victoria Pde	3 br h	\$490,000	VB	HAR Frankston
Frankston	2 Winton Av	3 br h	\$590,000	VB	HAR Frankston
Gladstone Park	10 Milton Pl	3 br h	N/A	PI	BP Gladstone Park
Glen Waverley	7 Peartree Wy	5 br h	N/A	PN	HS Glen Waverley
Glen Waverley	136 Watsons Rd	3 br h	\$652,000	S	HAR Glen Waverley
Glenroy	2/8 Howard Ct	3 br u	\$430,000	SP	YPA EA Glenroy
Greenvale	48 Clare Bvd	5 br h	\$667,000	S	Singh Real Estate
Hawthorn East	3/70b Auburn Pde	3 br t	\$660,000	S	HS Hawthorn
Keilor Downs	8 Burton Cl	3 br h	\$430,000	S	BP Taylors Lakes
Kew East	1 Windella Av	land	N/A	SN	HS Hawthorn
Kilsyth	8 Buttler St	3 br h	N/A	W	BP - Croydon
Lalor	33a Network Dr	3 br h	\$356,000	S	Singh Real Estate
Lalor	6 Pinnacle Ct	4 br h	\$395,000	PI	BP Epping
Melbourne	401/260 Little Collins St	1 br u	\$310,000	VB	HS Melbourne
Melbourne	19/17 Queens Rd	1 br u	\$432,500	SP	Buxton Albert Park
Melton South	53 Bernard Dr	3 br h	\$265,000	SA	Cooper Real Estate Melton
Melton West	18 Galilee Bvd	4 br h	N/A	W	ELD Melton
Mernda	20 Old Plenty Rd	o res	\$3,000,000	PI	Pat Rice & Hawkins P/L
Mitcham	12 Forster St	3 br h	\$640,000	S	MJ Docking&Asc Vrmnt Sth
Moonee Ponds	18 Severn St	5 br h	N/A	PI	Paul McDonald RE
Mount Waverley	21 Joy St	3 br h	\$880,000	SP	S&L Mt Waverley
Mount Waverley	13 Oxford St	4 br h	\$945,000	PI	S&L Mt Waverley
Noble Park North	21 Timberglade Dr	5 br h	\$515,000	S	RW Noble Park/Springvale
Northcote	11 Gladstone Av	2 br h	\$675,000	S	BP Northcote
Oakleigh East	43 Carmichael Rd	5 br h	\$950,000	S	RW Ashburton
Ormond	6/21 Lillimur Rd	2 br u	N/A	SN	HS Carnegie
Pascoe Vale	127 Boundary Rd	3 br h	\$550,000	S	FN R/E Direct
Port Melbourne	133 Heath St	2 br h	\$780,000	S	Frank Gordon EA
Preston	4/476-478 Plenty Rd	3 br u	\$447,000	S	NAY Preston

KEY: S indicates property sold; SP - property sold prior; PI - property passed in; PN - sold prior not disclosed; SN - sold not disclosed; NB - no bid; VB - vendor bid; o res - other residential; w - withdrawn prior to auction; N/A - price or highest bid not available; SA - sold after auction; SS - sold after auction price not disclosed. br - bedroom(s); h - house,cottage,villa, semi,terrace; u - unit, duplex; t - townhouse; dev site - development site; o res - other residential.

Saturday's Auctions

Suburb	Address	Type	Price	Result	Agent
Reservoir	52 Royal Pde	3 br h	\$670,000	PI	Ray Mascaro Reservoir
South Kingsville	51a Vernon St	4 br h	N/A	PN	BP Yarraville
South Yarra	6/271a Williams Rd	2 br u	\$440,000	S	HS South Yarra
South Yarra	16/19-23 Wilson St	2 br u	N/A	PI	Castran Gilbert Comm
St Albans	233 Main Rd W	3 br h	N/A	PI	BP St Albans
St Albans	18 View St	3 br h	N/A	PI	Sweeney St Albans
St Kilda West	27/350 Beaconsfield Pde	1 br u	\$460,000	S	C21 WP St Kilda
Strathmore	262 Woodland St	4 br h	N/A	PI	Paul McDonald RE
Thornbury	70 Dundas St	4 br h	N/A	PI	BP Northcote
Thornbury	62 Martin St	2 br h	\$724,500	S	BP Northcote
Thornbury	17 Rossmoyne St	6 br h	\$1,330,000	S	BP Northcote
Vermont South	17-19 Coonawarra Dr	5 br h	\$1,230,000	S	MJ Docking&Asc Vrmnt Sth
Vermont South	17-19 Coonawarra Dr	5 br h	\$1,230,000	S	MJ Docking&Asc Vrmnt Sth
Wantirna South	48 Ireland Av	4 br h	\$515,000	S	RW Wantirna
West Footscray	20 Dove St	4 br h	\$422,500	S	Compton & Green RE W'town
West Footscray	6 Graham St	2 br h	\$456,000	S	Compton & Green RE W'town
West Melbourne	1/18 Ireland St	2 br u	\$528,000	S	HS Melbourne
Wheelers Hill	1 Rebecca Cl	4 br h	\$630,000	S	BP - Wheelers Hill
Yarraville	18 Adeney St	2 br h	\$570,000	S	Compton & Green RE W'town
Yarraville	40 Fehon St	3 br h	\$745,000	S	Jas Stephens RE

KEY: S indicates property sold; SP - property sold prior; PI - property passed in; PN - sold prior not disclosed; SN - sold not disclosed; NB - no bid; VB - vendor bid; o res - other residential; w - withdrawn prior to auction; N/A - price or highest bid not available; SA - sold after auction; SS - sold after auction price not disclosed. br - bedroom(s); h - house,cottage,villa, semi,terrace; u - unit, duplex; t - townhouse; dev site - development site; o res - other residential.