









Rooms: 6

Property Type: House Land Size: 458 sgm approx

**Agent Comments** 

**Indicative Selling Price** \$1,900,000 - \$2,090,000 **Median House Price** March guarter 2017: \$2,000,000

This beautifully renovated and presented 3 bedroom Edwardian period residence enjoys a commanding elevated streetscape position in a highly regarded residential precinct yet just moments to every lifestyle convenience and commuter requirement.

# Comparable Properties



### 4 Archibald St ELSTERNWICK 3185 (REI)









Price: \$2,160,000

Method: Sold Before Auction

Date: 18/05/2017

Rooms: -

Property Type: House (Res) Land Size: 404 sqm approx

#### **Agent Comments**

Modernised and extended family home (circa 2007) presented in neat order throughout.



### 8 Charles St ELSTERNWICK 3185 (REI)









Price: \$2,000.000 Method: Auction Sale Date: 21/05/2017

Rooms: 5

Property Type: House (Res) Land Size: 480 sqm approx

# Agent Comments

Deceased Estate sale. Original family home requiring renovation/re-development.









Price: \$1,780,000 Method: Auction Sale Date: 18/06/2017

Rooms: 5

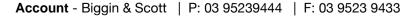
Property Type: House (Res) Land Size: 378 sqm approx

### Agent Comments

A neat solid brick home requiring modernisation throughout.

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# Statement of Information

# Single residential property located in the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

# Property offered for sale

Address	16 Allison Road, Elsternwick Vic 3185
Including suburb and	
postcode	

### Indicative selling price

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

Range between \$1,900,000 & \$2,090,000	Range between	\$1,900,000	&	\$2,090,000
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# Median sale price

Median price	\$2,000,000	Н	ouse X	Suburt	Elsternwick	
Period - From	01/01/2017	to	31/03/2017	Source	V	

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
4 Archibald St ELSTERNWICK 3185	\$2,160,000	18/05/2017
8 Charles St ELSTERNWICK 3185	\$2,000,000	21/05/2017
91 Allison Rd ELSTERNWICK 3185	\$1,780,000	18/06/2017



