



 3  2  2

Rooms: 6
Property Type: House
Land Size: 458 sqm approx

Agent Comments

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.

Indicative Selling Price

\$1,900,000 - \$2,090,000

Median House Price

March quarter 2017: \$2,000,000

Comparable Properties



4 Archibald St ELSTERNWICK 3185 (REI)

 4  2  1

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)

 4  1  2

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.



91 Allison Rd ELSTERNWICK 3185 (REI)

 3  2  2

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.

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 Including suburb and postcode

Indicative selling price

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

Range between &

Median sale price

Median price House Suburb
 Period - From to Source

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