



 5  
  2  
  2

**Rooms:** 9  
**Property Type:** House

#### Agent Comments

Superbly positioned on this magnificent corner allotment of some 780 m2, this imposing and character filled solid brick Victorian residence represents an outstanding opportunity for the astute purchaser.

**Indicative Selling Price**

\$3,000,000 - \$3,300,000

**Median House Price**

Year ending March 2017: \$1,655,000

## Comparable Properties



#### 15 Murray St ELSTERNWICK 3185 (REI)

 4  
  2  
  2

**Price:** \$3,000,000  
**Method:** Auction Sale  
**Date:** 18/03/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 661 sqm approx

#### Agent Comments

A 4 bedroom family home, blending period detail with modern amenity. North facing with a landscaped garden area of 661m2 approx.



#### 1-4/75 Allison Rd ELSTERNWICK 3185 (REI)

 7  
  4  
  4

**Price:**  
**Method:** Auction Sale  
**Date:** 01/07/2017  
**Rooms:** -  
**Property Type:** Block of Units  
**Land Size:** 978 sqm approx

#### Agent Comments

Boutique development of 4 period style apartments, with a north facing garden allotment of 980m2 approx.



#### 10 St Georges Rd ELSTERNWICK 3185 (REI)

 5  
  3  
  4

**Price:**  
**Method:** Auction Sale  
**Date:** 04/03/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 1030 sqm approx

#### Agent Comments

Victorian origins, superbly renovated with a garden environment of 1,030m2 approx. Only metres from elite schools, Elsternwick shops and cafes, parkland and transport.

## 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

25 Gladstone Parade, Elsternwick Vic 3185

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$3,000,000

&amp;

\$3,300,000

**Median sale price**

Median price \$1,655,000

House

X

Suburb

Elsternwick

Period - From 01/04/2016

to

31/03/2017

Source REIV

**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
15 Murray St ELSTERNWICK 3185	\$3,000,000	18/03/2017
1-4/75 Allison Rd ELSTERNWICK 3185		01/07/2017
10 St Georges Rd ELSTERNWICK 3185		04/03/2017