

3 1 1

Rooms: 7
Property Type:
Land Size: 588 sqm

Indicative Selling Price
$1,500,000
Median House Price
Year ending March 2017: $1,655,000

Agent Comments

Extraordinary character, superb proportions, two street frontage to Brentani Avenue and an unbeatable residential position. Offered for the first time by our original owners this magnificent family home is presented largely intact, loved and ready for the next chapter.

Comparable Properties



16 Alexandra Av ELSTERNWICK 3185 (REI)

3 2 1

Price: $1,800,000
Method: Auction Sale
Date: 22/04/2017
Rooms: -
Property Type: House (Res)
Land Size: 568 sqm

Agent Comments



1 Riddell Pde ELSTERNWICK 3185 (REI)

3 1 2

Price: $1,607,500
Method: Sold Before Auction
Date: 31/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 697 sqm

Agent Comments



5 Sycamore St CAULFIELD SOUTH 3162 (REI)

3 1 1

Price: $1,570,000
Method: Auction Sale
Date: 25/02/2017
Rooms: 4
Property Type: House (Res)
Land Size: 520 sqm

Agent Comments

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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	13 Denver Crescent, Elsternwick Vic 3185

Indicative selling price

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

Single price	$1,500,000

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
16 Alexandra Av ELSTERNWICK 3185	$1,800,000	22/04/2017
1 Riddell Pde ELSTERNWICK 3185	$1,607,500	31/05/2017
5 Sycamore St CAULFIELD SOUTH 3162	$1,570,000	25/02/2017

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