

Statement of Information for Residential Property

184 Mount Pleasant Road, Eltham Vic 3095



5 4 5

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 41540

Agent Comments

Indicative Selling Price

\$2,300,000 - \$2,530,000

Median House Price

December quarter 2016: \$890,000

Built on a grand scale, this stunning poolside home on 10 glorious acres (approx) justifies its blue-chip address just a few minutes from the centre of Eltham with a breathtaking level of quality and style. Multiple living zones, a fitted home office, a stunning stone kitchen showcasing Smeg and Bosch appliances and up to five bedrooms sharing three bathrooms are complemented by a separate self contained studio and bathroom ideal for guests. Offering peerless quality at an immensely desirable address, this is a once in a lifetime opportunity.

Comparable Properties



6 Jalna Ct ELTHAM 3095 (REI)

4 3 4

Price: \$2,200,000

Method: Private Sale

Date: 22/12/2016

Rooms: 7

Property Type: House

Land Size: 4058 sqm

Agent Comments

In my professional opinion, there are not three sales in this suburb that are appropriate as comparable properties.

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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.