



 3  1  2

**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 464 sqm approx

**Agent Comments**

Ideally positioned in one of the district's most desirable and rapidly improving locations this comfortable freestanding solid brick period family home has tremendous appeal. Laden with period features, excellent room sizes, every modern amenity and a gorgeous landscaped allotment of 464m<sup>2</sup> the home is sure to be a 'big hit' with attendees.

**Indicative Selling Price**

\$1,500,000

**Median House Price**

Year ending June 2017: \$1,755,000

## Comparable Properties

**13 Denver Cr ELSTERNWICK 3185 (REI)**

 3  1  1

**Price:** \$1,650,000

**Method:** Auction Sale

**Date:** 15/07/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 588 sqm approx

**Agent Comments**

Offered for the first time by our original owners this magnificent family home is presented largely intact, loved and ready for the next chapter.

**1 Baxter St ELSTERNWICK 3185 (REI)**

 3  1  -

**Price:** \$1,460,000

**Method:** Sold Before Auction

**Date:** 15/06/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 380 sqm approx

**Agent Comments**

This freestanding solid brick three bedroom family home was recently decorated throughout, ready to enjoy and promising a very bright future

**26 Nepean Hwy BRIGHTON 3186 (REI/VG)**

 3  1  1

**Price:** \$1,457,000

**Method:** Sold Before Auction

**Date:** 29/03/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 415 sqm approx

**Agent Comments**

Three-bedroom single-level home has period features, high ceilings, two living areas and a kitchen with Miele and St George appliances.

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](http://consumer.vic.gov.au/underquoting)

Single price

**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
13 Denver Cr ELSTERNWICK 3185	\$1,650,000	15/07/2017
1 Baxter St ELSTERNWICK 3185	\$1,460,000	15/06/2017
26 Nepean Hwy BRIGHTON 3186	\$1,457,000	29/03/2017