

# m3 Prestige Residential Market Update

June 2006

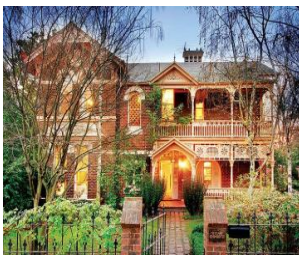
m3property provides a specialised valuation and advisory service in the prestige residential market to corporate clients, private clients and financiers.

The second quarter of 2006 saw the prestige market continue the positive trend of the previous two quarters. A shortage of stock and strong buyer demand provide the conditions for a continuation of this trend in the medium term.

Some recent significant sales include:

## 29 Barry Street, Kew

Sold \$3,390,000 June 2006



A two storey Victorian brick residence with excellent period features and containing formal sitting and dining rooms, two study's, informal living area, five bedrooms, three bathrooms, pool and double garage. Land Area 1,380m<sup>2</sup> (approx).

## 5 Hill Street, Toorak

Sold \$4,390,000 May 2006



A three level 1930's style brick residence containing formal sitting and dining rooms, study, kitchen with meals area, family room, games room, five bedrooms, three bathrooms, double carport and established garden.

## 27 Mercer Road, Armadale

Sold \$4,450,000 June 2006



A two storey 1930's style rendered brick residence containing formal sitting and dining rooms, study, kitchen, family room, four bedrooms, three bathrooms, games room with bar, double garage and pool. Land Area 1,200m<sup>2</sup> (approx)

## 19 Kent Avenue, Brighton

Sold \$4,600,000 June 2006



An architect designed modern two storey residence containing formal sitting and dining rooms, study, kitchen/meals/family room, four bedrooms, two bathrooms, studio, four car garage, pool and roof top terrace with bay views. Land Area 670m<sup>2</sup> (approx)

## 11 Cole Court, Toorak

Sold \$6,060,000 May 2006



A modern three level rendered brick residence designed by renowned architect Nicholas Day, containing formal sitting room, study, kitchen, informal living room, sun room, home theatre, four bedrooms, three bathrooms, basement garage, pool and pool house. Land Area 643m<sup>2</sup> (approx)

Other recent sales include:

Address	Sale Date	Sale Price
22 Cloverdale Avenue, Toorak	Jun-06	\$2,530,000
36 Middle Crescent, Brighton	Jun-06	\$2,660,000
231 Domain Road, South Yarra	May-06	\$3,200,000
8 Power Avenue, Toorak	May-06	\$3,230,000
6 Moorakynne Avenue, Malvern	Jun-06	\$3,600,000
28 Douglas Street, Toorak	Jun-06	\$3,650,000
6 Washington Street, Toorak	Apr-06	\$4,250,000
3 Montalto Avenue, Toorak	Jun-06	\$4,600,000
1 Trawalla Street, Toorak	May-06	\$5,300,000
2 Dudley Street, Brighton	Apr-06	\$5,500,000
3 Moule Avenue, Brighton	Apr-06	\$5,710,000
2 Ledbury Court, Toorak	Apr-06	\$7,851,000

## CONTACT DETAILS

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