

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 1/44 Clarence Street, Elsternwick Vic 3185

Indicative selling price

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

Range between \$515,000 & \$545,000

Median sale price

Median price \$665,000 House Unit X Suburb Elsternwick

Period - From 01/01/2018 to 31/03/2018 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
1	3/162 Brighton Rd RIPPONLEA 3185	\$550,000	24/03/2018
2	7/39 Nepean Hwy ELSTERNWICK 3185	\$550,000	18/05/2018
3	23/14 Mcmillan St ELSTERNWICK 3185	\$545,000	05/02/2018

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~



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Rooms:
Property Type: Flat
Agent Comments

Indicative Selling Price

\$515,000 - \$545,000

Median Unit Price

March quarter 2018: \$665,000

Comparable Properties



3/162 Brighton Rd RIPPONLEA 3185 (REI/VG) **Agent Comments**

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Price: \$550,000

Method: Auction Sale

Date: 24/03/2018

Rooms: 6

Property Type: Apartment



7/39 Nepean Hwy ELSTERNWICK 3185 (REI) **Agent Comments**

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Price: \$550,000

Method: Sold Before Auction

Date: 18/05/2018

Rooms: -

Property Type: Apartment



23/14 Mcmillan St ELSTERNWICK 3185 (REI/VG) **Agent Comments**

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Price: \$545,000

Method: Private Sale

Date: 05/02/2018

Rooms: -

Property Type: Apartment