

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

1/81-83 CLARENCE STREET CAULFIELD SOUTH VIC 3162

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

Unit

Suburb

Caulfield South

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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 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

34/2 GORDON STREET ELSTERNWICK VIC 3185	\$480,000	23-Nov-23
18/481 KOOYONG ROAD ELSTERNWICK VIC 3185	\$515,000	03-Mar-24
1/11 DOWNSHIRE ROAD ELSTERNWICK VIC 3185	\$520,000	03-Nov-23

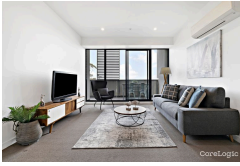
OR

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 6 months.~~

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**34/2 GORDON STREET
ELSTERNWICK VIC 3185**

2 1 1

Sold Price **\$480,000** Sold Date **23-Nov-23**

Distance **1.78km**



**18/481 KOOYONG ROAD
ELSTERNWICK VIC 3185**

2 1 1

Sold Price ^{RS} **\$515,000** Sold Date **03-Mar-24**

Distance **0.44km**



**1/11 DOWNSHIRE ROAD
ELSTERNWICK VIC 3185**

2 1 1

Sold Price **\$520,000** Sold Date **03-Nov-23**

Distance **0.94km**

RS = Recent sale **UN** = Undisclosed Sale

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