

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

Single price

\$510,000

Median sale price

Median price

\$642,500

House

Unit

X

Suburb

Elsternwick

Period - From

01/04/2018

to

30/06/2018

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	2/81-83 Clarence St CAULFIELD SOUTH 3162	\$510,000	17/08/2018
3	8/1013 Glen Huntly Rd CAULFIELD 3162	\$487,000	23/06/2018

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.~~

1/44 Clarence Street, Elsternwick Vic 3185

Chisholm&Gamon

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Indicative Selling Price

\$510,000

Median Unit Price

June quarter 2018: \$642,500



2 1 1

Rooms:

Property Type: Flat

Agent Comments

Comparable Properties



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

2 1 1

Price: \$550,000

Method: Auction Sale

Date: 24/03/2018

Rooms: 6

Property Type: Apartment



2/81-83 Clarence St CAULFIELD SOUTH 3162 (REI) **Agent Comments**

2 1 1

Price: \$510,000

Method: Private Sale

Date: 17/08/2018

Rooms: -

Property Type: Apartment



8/1013 Glen Huntly Rd CAULFIELD 3162 (REI) **Agent Comments**

2 1 1

Price: \$487,000

Method: Auction Sale

Date: 23/06/2018

Rooms: 4

Property Type: Apartment