

## Statement of Information

# Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980***Property offered for sale**

Address  
Including suburb and  
postcode 4/28 Clarence Street, Elsternwick Vic 3185

**Indicative selling price**

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

Range between \$600,000 & \$660,000

**Median sale price**

(\*Delete house or unit as applicable)

Median price \$748,000

\*House

\*unit x

Suburb  
or locality Elsternwick

Period - From 01/04/2017 to 30/06/2017

Source REIV

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

**A\*** These are the three properties sold within two kilometres/five kilometres\* of the property for sale in the last six months/18 months\* that the estate agent or agent's representative considers to be most comparable to the property for sale. (\*Delete as applicable)

Address of comparable property	Price	Date of sale
3/144 Brighton Rd RIPPONLEA 3185	\$680,000	02/09/2017
7/21 Gardenvale Rd CAULFIELD SOUTH 3162	\$650,000	19/07/2017
112/37 Park St ELSTERNWICK 3185	\$645,000	02/06/2017