Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/41 Clarence Street, Elsternwick Vic 3185

Indicative selling price

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Single price \$364,500

Median sale price

Median price	\$637,000	Pro	perty Type Unit	t	Sub	ourb	Elsternwick
Period - From	12/01/2022	to	11/01/2023	Sou	Irce REI	V	

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.

Ad	dress of comparable property	Price	Date of sale
1	109/18 Mccombie St ELSTERNWICK 3185	\$370,000	25/08/2022
2	1/41 Clarence St ELSTERNWICK 3185	\$365,000	26/11/2022
3	8/118a Murray St CAULFIELD 3162	\$340,000	08/11/2022

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.

This Statement of Information was prepared on:

12/01/2023 16:21









Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$364,500 Median Unit Price 12/01/2022 - 11/01/2023: \$637,000

Comparable Properties



Price: \$370,000 Method: Private Sale Date: 25/08/2022 Property Type: Apartment

(REI/VG)

1

1/41 Clarence St ELSTERNWICK 3185 (REI)

109/18 Mccombie St ELSTERNWICK 3185

Agent Comments

Agent Comments

Agent Comments





Price: \$365,000 Method: Private Sale Date: 26/11/2022 Property Type: Apartment

8/118a Murray St CAULFIELD 3162 (REI/VG)



Price: \$340,000

Price: \$340,000 Method: Private Sale Date: 08/11/2022 Property Type: Apartment

Account - Whiting & Co Professionals St Kilda | P: 03 95348014



propertydata

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