

# 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

2/41 Clarence Street, Elsternwick Vic 3185

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$364,500

### Median sale price

Median price

\$637,000

Property Type

Unit

Suburb

Elsternwick

Period - From

12/01/2022

to

11/01/2023

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	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



**109/18 McCombie St ELSTERNWICK 3185 (REI/VG)**

**Agent Comments**



**Price:** \$370,000

**Method:** Private Sale

**Date:** 25/08/2022

**Property Type:** Apartment



**1/41 Clarence St ELSTERNWICK 3185 (REI)**

**Agent Comments**



**Price:** \$365,000

**Method:** Private Sale

**Date:** 26/11/2022

**Property Type:** Apartment



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

**Agent Comments**



**Price:** \$340,000

**Method:** Private Sale

**Date:** 08/11/2022

**Property Type:** Apartment