

## 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

17/41 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$340,000

&

\$374,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Elsternwick

Period-from

01 Dec 2022

to

30 Nov 2023

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

|                                               |           |           |
|-----------------------------------------------|-----------|-----------|
| 2/15 ELM AVENUE ELSTERNWICK VIC 3185          | \$360,000 | 10-Sep-23 |
| 2/72 SYCAMORE STREET CAULFIELD SOUTH VIC 3162 | \$361,000 | 22-Jul-23 |
| 1/6 RIPON GROVE ELSTERNWICK VIC 3185          | \$370,000 | 26-Jun-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.~~

This Statement of Information was prepared on: 07 December 2023

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### 2/15 ELM AVENUE ELSTERNWICK VIC 3185

1 1 1

Sold Price

**\$360,000**

Sold Date

**10-Sep-23**

Distance

**0.66km**



### 2/72 SYCAMORE STREET CAULFIELD SOUTH VIC 3162

1 1 1

Sold Price

**\$361,000**

Sold Date

**22-Jul-23**

Distance

**0.79km**



### 1/6 RIPON GROVE ELSTERNWICK VIC 3185

1 1 1

Sold Price

**\$370,000**

Sold Date

**26-Jun-23**

Distance

**1.66km**

RS = Recent sale

UN = Undisclosed Sale

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