

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

6/49 Clarence Street, Elsternwick Vic 3185

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$315,000

Median sale price

Median price \$748,000

House

Unit

X

Suburb

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 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	9/49 Clarence St ELSTERNWICK 3185	\$325,000	31/07/2017
2	3/468 Kooyong Rd CAULFIELD SOUTH 3162	\$295,000	15/06/2017
3	4/33 Gardenia Rd GARDENVALE 3185		03/04/2017

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.~~



Rooms:
Property Type:
 Agent Comments

Indicative Selling Price
 \$315,000
Median Unit Price
 June quarter 2017: \$748,000

Comparable Properties



9/49 Clarence St ELSTERNWICK 3185 (REI)

Agent Comments



Price: \$325,000
Method: Private Sale
Date: 31/07/2017
Rooms: -
Property Type: Apartment



3/468 Kooyong Rd CAULFIELD SOUTH 3162 (REI)

Agent Comments



Price: \$295,000
Method: Sold Before Auction
Date: 15/06/2017
Rooms: 2
Property Type: Apartment



4/33 Gardenia Rd GARDENVALE 3185 (REI)

Agent Comments



Price:
Method: Private Sale
Date: 03/04/2017
Rooms: -
Property Type: Apartment