

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

9/32 Clarence Street, Elsternwick VIC 3185

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$279,500

Median sale price

Median price \$615,000 Property type Unit Suburb Elsternwick

Period - From 01/01/2024 to 31/03/2024 Source REIV

Comparable property sales

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
6/14 Alder St CAULFIELD SOUTH 3162	\$315,000	08/04/2024
8/15 Elm Av ELSTERNWICK 3185	\$280,000	17/02/2024
11/7 Gardenia Rd GARDENVALE 3185	\$265,000	10/01/2024

This Statement of Information was prepared on: 03/05/2024