

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

1 Clonard Avenue, Elsternwick Vic 3185

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$2,240,000 Property Type House Suburb Elsternwick

Period - From 01/10/2022 to 30/09/2023 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 | 58 Almond St CAULFIELD SOUTH 3162 | \$2,172,000 | 02/07/2023 |
| 2 | 14 Begonia Rd GARDENVALE 3185 | \$2,155,000 | 03/06/2023 |
| 3 | 367 Bambra Rd CAULFIELD SOUTH 3162 | \$2,005,000 | 28/06/2023 |

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:

18/10/2023 16:49



3 1 4

Property Type:
Land Size: 652 sqm approx
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
Year ending September 2023: \$2,240,000

Comparable Properties



58 Almond St CAULFIELD SOUTH 3162 (REI) **Agent Comments**

5 2 3

Price: \$2,172,000
Method: Auction Sale
Date: 02/07/2023
Property Type: House (Res)
Land Size: 649 sqm approx



14 Begonia Rd GARDENVALE 3185 (REI/VG) **Agent Comments**

5 3 2

Price: \$2,155,000
Method: Auction Sale
Date: 03/06/2023
Property Type: House (Res)
Land Size: 523 sqm approx

367 Bambra Rd CAULFIELD SOUTH 3162 (REI/VG) **Agent Comments**

5 - -

Price: \$2,005,000
Method: Private Sale
Date: 28/06/2023
Property Type: House (Res)
Land Size: 584 sqm approx

Account - Biggin & Scott | P: 03 95239444 | F: 03 9523 9433