

# 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](http://consumer.vic.gov.au/underquoting)

Single price \$299,500

## Median sale price

Median price \$627,000 Property type Unit Suburb Elsternwick

Period - From 01/07/2022 to 30/06/2023 Source REIV

## Comparable property sales

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
3/50 Trevelyan St ELSTERNWICK 3185	\$286,000	09/05/2023
2/58 Lantana Rd GARDENVALE 3185	\$285,000	30/05/2023
2/43 Lantana Rd GARDENVALE 3185	\$280,000	09/05/2023

This Statement of Information was prepared on: 15/09/2023