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 Clonard Avenue, Elsternwick Vic 3185

Indicative selling price

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

Range between $2,200,000 & $2,420,000

Median sale price

Median price $2,300,000 Property Type House Suburb Elsternwick

Period - From 01/10/2021 to 31/12/2021 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	15 Denver Cr ELSTERNWICK 3185	$2,420,000	03/10/2021
2	5 Gardenia Rd GARDENVALE 3185	$2,270,000	16/10/2021
3	9 Duffy Av ELSTERNWICK 3185	$2,200,000	07/12/2021

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: 02/02/2022 10:02

6 Clonard Avenue, Elsternwick Vic 3185



5 2 2

Property Type: House
Land Size: 632 approx sqm approx

Agent Comments

Indicative Selling Price
$2,200,000 - $2,420,000
Median House Price
December quarter 2021: $2,300,000

Comparable Properties



15 Denver Cr ELSTERNWICK 3185 (REI/VG)

3 3 2

Price: $2,420,000
Method: Auction Sale
Date: 03/10/2021
Property Type: House
Land Size: 650 sqm approx

Agent Comments



5 Gardenia Rd GARDENVALE 3185 (REI/VG)

3 2 2

Price: $2,270,000
Method: Auction Sale
Date: 16/10/2021
Property Type: House
Land Size: 557 sqm approx

Agent Comments



9 Duffy Av ELSTERNWICK 3185 (REI)

4 2 2

Price: $2,200,000
Method: Sold Before Auction
Date: 07/12/2021
Property Type: House (Res)
Land Size: 686 sqm approx

Agent Comments

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

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