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	73 Clarence Street, Elsternwick Vic 3185

Indicative selling price

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

Range between $1,900,000 & $2,090,000

Median sale price

Median price $2,195,000 Property Type House Suburb Elsternwick

Period - From 19/10/2021 to 18/10/2022 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	173a Bambra Rd CAULFIELD 3162	$2,090,000	14/08/2022
2	2 Bealiba Rd CAULFIELD SOUTH 3162	$2,070,000	24/07/2022
3	238 Bambra Rd CAULFIELD SOUTH 3162	$1,900,000	10/09/2022

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: 19/10/2022 11:21

73 Clarence Street, Elsternwick Vic 3185



4 3 2

Property Type: Town Home
Land Size: 279 sqm approx

Agent Comments

Indicative Selling Price
$1,900,000 - $2,090,000
Median House Price
19/10/2021 - 18/10/2022: $2,195,000

Comparable Properties



173a Bambra Rd CAULFIELD 3162 (REI/VG)

4 3 2

Price: $2,090,000
Method: Auction Sale
Date: 14/08/2022
Property Type: Townhouse (Res)

Agent Comments



2 Bealiba Rd CAULFIELD SOUTH 3162 (REI/VG)

4 3 2

Price: $2,070,000
Method: Auction Sale
Date: 24/07/2022
Property Type: Townhouse (Res)

Agent Comments



238 Bambra Rd CAULFIELD SOUTH 3162 (REI)

4 3 2

Price: $1,900,000
Method: Auction Sale
Date: 10/09/2022
Property Type: House (Res)

Agent Comments

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

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