### 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

36 Clarence Street, Elsternwick Vic 3185

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betwee	\$1,750,000		&		\$1,800,000			
Median sale p	rice							
Median price	\$1,859,500	Pro	operty Type	Hou	se		Suburb	Elsternwick
Period - From	01/10/2024	to	31/12/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	17 Acacia St ELSTERNWICK 3185	\$1,770,000	01/12/2024
2	6 Nelson St CAULFIELD SOUTH 3162	\$1,800,000	13/10/2024
3	107 Orrong Rd ELSTERNWICK 3185	\$1,755,000	22/09/2024

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:

17/02/2025 09:43



# RT Edgar

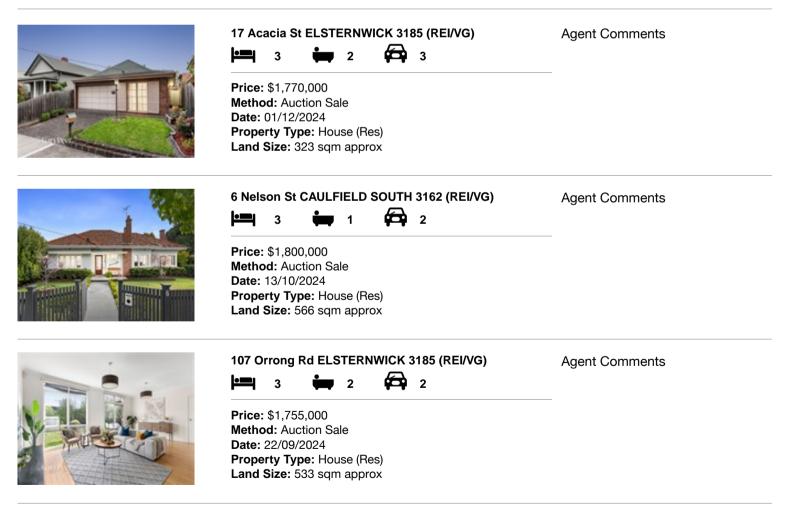
Marshall Rushford 0418 396 981 mrushford@rtedgar.com.au





**Property Type:** House Land Size: 514 sqm approx Agent Comments Indicative Selling Price \$1,750,000 - \$1,800,000 Median House Price December quarter 2024: \$1,859,500

## **Comparable Properties**



Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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