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# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the Estate Agents Act 1980**

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## Property offered for sale

Address  
Including suburb and  
postcode 50 Clarence St Elsternwick Vic 3185

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,500,000 & \$1,650,000

## Median sale price

Median price \$1,885,000 Property type House Suburb Elsternwick

Period - From 01/10/2022 to 31/12/2022 Source REIV

## Comparable property sales

**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
17 Edward St ELSTERNWICK 3185	\$1,780,000	11/12/2022
90a Orrong Rd ELSTERNWICK 3185	\$1,750,000	02/12/2022
511 Hawthorn Rd CAULFIELD SOUTH 3162	\$ 1,635,000	12/11/2022

This Statement of Information was prepared on: 13/02/2023