

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

1/1172 Centre Road Clarinda VIC 3169

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$729,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Clarinda

Period-from

01 Aug 2019

to

31 Jul 2020

Source

Corelogic

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 6 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

8/7 Crawford Road Clarinda VIC 3169	\$752,000	13-Jun-20
1/34 Arunta Crescent Clarinda VIC 3169	\$750,000	23-Mar-20
1/34 Clarinda Road Clarinda VIC 3169	\$690,000	08-Apr-20

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 6 months.~~

This Statement of Information was prepared on: 31 August 2020



8/7 Crawford Road Clarinda VIC 3169

Sold Price

^{RS} **\$752,000**

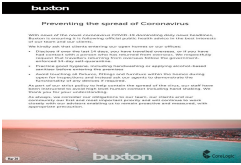
Sold Date **13-Jun-20**

 3  1  4

Distance **0.21km**

Notes from your agent

Sold by OBrien Real Estate.



1/34 Arunta Crescent Clarinda VIC 3169

Sold Price

\$750,000

Sold Date **23-Mar-20**

 2  1  1

Distance **0.54km**



1/34 Clarinda Road Clarinda VIC 3169

Sold Price

\$690,000

Sold Date **08-Apr-20**

 3  1  1

Distance **0.38km**

RS = Recent sale UN = Undisclosed Sale

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