

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

9 Tammany Drive 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

or range
between

\$890,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$835,000

Property type

House

Suburb

Clarinda

Period-from

01 Oct 2019

to

30 Sep 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

2 Emily Court Clarinda VIC 3169	\$975,000	04-Mar-20
9 Cunningham Place Oakleigh South VIC 3167	\$890,000	20-Jul-19
3 Beryl Court Clarinda VIC 3169	\$991,000	04-Oct-19

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: 29 October 2020



2 Emily Court Clarinda VIC 3169

Sold Price **\$975,000** Sold Date **04-Mar-20**

5 3 2

Distance **0.16km**



9 Cunningham Place Oakleigh South VIC 3167

Sold Price **\$890,000** Sold Date **20-Jul-19**

4 2 2

Distance **0.32km**



3 Beryl Court Clarinda VIC 3169

Sold Price **\$991,000** Sold Date **04-Oct-19**

5 3 2

Distance **0.47km**



34 Hunt Crescent Clarinda VIC 3169

Sold Price **\$858,000** Sold Date **13-Jun-20**

3 2 1

Distance **0.61km**

RS = Recent sale **UN** = Undisclosed Sale

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