

# 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

3 Sharra Court, Clarinda VIC 3169

### Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

### Median sale price

Median price

\$978,000

Property Type

House

Suburb

Clarinda

Period - From

04/09/2024

to

03/03/2025

Source

core\_logic

### 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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
44 Dealing Drive Oakleigh South VIC 3167	\$1,239,000	15/02/2025
47 Ester Crescent Clayton South VIC 3169	\$1,165,000	16/12/2024
29 Bushland Avenue Clarinda VIC 3169	\$1,200,500	09/11/2024

This Statement of Information was prepared on:

04/03/2025