

# 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

6 Tatra Close, Clarinda, VIC 3169

### Indicative selling price

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

Single price

or range between

\$980,000

&

\$1,050,000

### Median sale price

Median price

\$ 959,000

Property type

House

Suburb

CLARINDA

Period - From

05/03/2021

to

01/09/2021

Source

core\_logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the 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 |
|---|------------------------------------|-------------|--------------|
| 1 | 20 Tammany Drive Clarinda Vic 3169 | \$980,000   | 2021-08-20   |
| 2 | 3 Glenys Court Clarinda Vic 3169   | \$1,029,000 | 2021-03-27   |
| 3 | 1 Wandoo Avenue Clarinda Vic 3169  | \$1,065,000 | 2021-05-08   |

This Statement of Information was prepared on:

01/09/2021

