

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 LOCHMABEN COURT 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

\$885,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,025,000

Property type

House

Suburb

Clarinda

Period-from

01 Apr 2022

to

31 Mar 2023

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

14 Tanya Court, Clarinda VIC 3169	\$915,000	13-May-23
18 Dyer Court, Clarinda VIC 3169	\$875,000	15-April-23
8 Morgon Court, Clarinda Vic 3169	\$890,000	29-April-23

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: 10 April 2023



**72 EASTGATE STREET OAKLEIGH
VIC 3166**

 3  1  1

Sold Price

^{RS} **\$1,010,000**

Sold Date

25-Mar-23

Distance

3.69km



**6 ANN STREET SPRINGVALE VIC
3171**

 3  1  1

Sold Price

\$890,000

Sold Date

04-Feb-23

Distance

4.58km

RS = Recent sale

UN = Undisclosed Sale

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