

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 31 Crawford Road, Clarinda, VIC 3169

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$790,000 & \$849,000

Median sale price

Median price \$762,000 Property Type House Suburb Clarinda (3169)
Period - From 01/04/2021 to 31/03/2022 Source pricefinder

Comparable property sales

A These are the three properties sold within five kilometres of the property for sale in the last 18 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
1/5 CORAL COURT, CLARINDA VIC 3169	\$800,000	27/02/2021
17 JACOBS DRIVE, CLARINDA VIC 3169	\$820,000	13/06/2020
1/4 THE PARADE, CLARINDA VIC 3169	\$807,500	22/10/2021

This Statement of Information was prepared on: 19/04/2022