

## 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

17D INVERNESS STREET CLARINDA VIC 3169

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$690,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$732,000

Property type

Unit

Suburb

Clarinda

Period-from

01 Jan 2024

to

31 Dec 2024

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

2/24 BYRON STREET CLAYTON SOUTH VIC 3169	\$795,000	20-Nov-24
6/2 FERMONT COURT CLARINDA VIC 3169	\$649,000	12-Oct-24
40/104 SPRINGS ROAD CLARINDA VIC 3169	\$685,000	06-Oct-24

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: 22 January 2025



**2/24 BYRON STREET CLAYTON  
SOUTH VIC 3169**

2 2 1

Sold Price

<sup>RS</sup>

**\$795,000**

Sold Date **20-Nov-24**

Distance **1.41km**



**6/2 FERMONT COURT CLARINDA  
VIC 3169**

2 2 1

Sold Price

**\$649,000**

Sold Date **12-Oct-24**

Distance **0.72km**



**40/104 SPRINGS ROAD CLARINDA  
VIC 3169**

2 1 1

Sold Price

**\$685,000**

Sold Date **06-Oct-24**

Distance **0.66km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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