

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

1/32 SPRINGS ROAD 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

or range
between

\$1,150,000

&

\$1,240,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$793,000

Property type

Unit

Suburb

Clarinda

Period-from

01 May 2022

to

30 Apr 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

47B CRAWFORD ROAD CLARINDA VIC 3169

\$1,300,000

21-Apr-23

1/40 CRAWFORD ROAD CLARINDA VIC 3169

\$1,065,000

14-Oct-22

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 May 2023



**47B CRAWFORD ROAD CLARINDA
VIC 3169**

Sold Price

^{RS}

\$1,300,000

Sold Date

21-Apr-23



4



3



2

Distance

0.74km



**1/40 CRAWFORD ROAD
CLARINDA VIC 3169**

Sold Price

\$1,065,000

Sold Date

14-Oct-22



4



3



3

Distance

0.7km

RS = Recent sale

UN = Undisclosed Sale

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