

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

43 Hunt Crescent, Clarinda Vic 3169

Indicative selling price

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

Single price \$920,000

Median sale price

Median price \$972,500

Property Type House

Suburb Clarinda

Period - From 01/10/2023

to 30/09/2024

Source REIV

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 six 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	47 Bushland Av CLARINDA 3169	\$940,000	03/12/2024
2	123 Elder St.S CLARINDA 3169	\$951,000	30/11/2024
3	33 Hunt Cr CLARINDA 3169	\$925,000	19/10/2024

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 six months.~~

This Statement of Information was prepared on:

17/12/2024 11:52



 3
  2
  2

Property Type: House
Land Size: 611 sqm approx
 Agent Comments

Indicative Selling Price
 \$920,000

Median House Price
 Year ending September 2024: \$972,500

Comparable Properties



47 Bushland Av CLARINDA 3169 (REI)

Agent Comments

 3
  1
  2

Price: \$940,000
Method: Sold Before Auction
Date: 03/12/2024
Property Type: House (Res)



123 Elder St.S CLARINDA 3169 (REI)

Agent Comments

 3
  1
  2

Price: \$951,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 531 sqm approx



33 Hunt Cr CLARINDA 3169 (REI/VG)

Agent Comments

 3
  2
  6

Price: \$925,000
Method: Auction Sale
Date: 19/10/2024
Property Type: House (Res)
Land Size: 531 sqm approx

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