Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 43 Hunt Crescent, Clarinda Vic 3169

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$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.

Add	lress 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









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



Price: \$940,000 Method: Sold Before Auction

Date: 03/12/2024 Property Type: House (Res)

3



123 Elder St.S CLARINDA 3169 (REI)

47 Bushland Av CLARINDA 3169 (REI)

1

6 2



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



Land Size: 531 sqm approx



Agent Comments

Agent Comments

Agent Comments

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

Account - Hodges | P: 03 95846500 | F: 03 95848216



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.