

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

44 Melaleuca Drive, Clarinda Vic 3169

Indicative selling price

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

Range between \$750,000 & \$820,000

Median sale price

Median price

\$762,000

Property Type

Unit

Suburb

Clarinda

Period - From

01/07/2020

to

30/06/2021

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	2/20 Mallowa St CLAYTON SOUTH 3169	\$760,000	22/05/2021
2	1/27 Margaret St CLAYTON 3168	\$764,000	20/05/2021
3	1/5 Coral Ct CLARINDA 3169	\$800,000	27/02/2021

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:

16/07/2021 14:17



3 1 1

Property Type: Unit
Land Size: 282 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$820,000
Median Unit Price
Year ending June 2021: \$762,000

Comparable Properties

2/20 Mallowa St CLAYTON SOUTH 3169 (REI) **Agent Comments**

3 1 2

Price: \$760,000
Method: Auction Sale
Date: 22/05/2021
Property Type: Unit
Land Size: 217 sqm approx



1/27 Margaret St CLAYTON 3168 (REI) **Agent Comments**

3 1 1

Price: \$764,000
Method: Private Sale
Date: 20/05/2021
Property Type: Unit



1/5 Coral Ct CLARINDA 3169 (REI/VG) **Agent Comments**

3 2 1

Price: \$800,000
Method: Auction Sale
Date: 27/02/2021
Property Type: Unit