

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

3/2 Clarinda Road, Clarinda, VIC 3169

Indicative selling price

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

Single price

or range between

\$520,000

&

\$570,000

Median sale price

Median price

\$ 685,000

Property type

Unit

Suburb

CLARINDA

Period - From

02/11/2020

to

01/05/2021

Source

CoreLogic

Comparable property sales

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 2/2 Clarinda Road Clarinda	\$600,000	31/03/2021
2 2/1254 Centre Road Clayton South	\$565,000	13/03/2021
3		

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:

01/05/2021