

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

2/4 The Parade, Clarinda Vic 3169

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$945,500

Property Type House

Suburb Clarinda

Period - From 01/05/2022

to

30/04/2023

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	3/63 Victor Rd BENTLEIGH EAST 3165	\$1,100,000	02/04/2023
2	97 Harlington St CLAYTON 3168	\$1,070,000	29/03/2023
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:

01/05/2023 16:35



3 2 2

Property Type: Townhouse

Land Size: 231 sqm approx

Agent Comments

Comparable Properties



3/63 Victor Rd BENTLEIGH EAST 3165 (REI)

Agent Comments

3 2 2

Price: \$1,100,000

Method: Private Sale

Date: 02/04/2023

Property Type: Townhouse (Single)

97 Harlington St CLAYTON 3168 (REI)

Agent Comments

4 3 2

Price: \$1,070,000

Method: Private Sale

Date: 29/03/2023

Property Type: Townhouse (Res)

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.

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604