

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address

Including suburb and postcode

34B Davanzo Avenue Clarinda, 3169

Indicative selling price

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

Single price \$975,000.00

Median sale price

Median price \$855,000.00 Property Type TOWNHOUSE Suburb CLARINDA

Period - From 01-Apr-2020 to 31-Mar-2021 Source REA

Comparable property sales

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	7/25 Eulinga Road, Clarinda VIC 3169	\$925,000.00	19-Nov-2020
2	31A Knight Street, Clayton South VIC 3169	\$1,050,000.00	29-Mar-2021
3	NOT PROVIDED	NOT PROVIDED	NOT PROVIDED

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 26-Aug-2021 at 3:21:59 PM EST