

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

1/34 CRAWFORD ROAD CLARINDA VIC 3169

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Clarinda

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

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 6 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

12/25 EULINGA ROAD CLARINDA VIC 3169	\$1,041,000	16-Dec-23
3/41 COLIN ROAD OAKLEIGH SOUTH VIC 3167	\$1,000,000	23-Mar-24
1/2 LEHEM AVENUE OAKLEIGH SOUTH VIC 3167	\$1,152,000	21-Oct-23

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 6 months.~~

This Statement of Information was prepared on: 12 April 2024



**12/25 EULINGA ROAD CLARINDA
VIC 3169**

Sold Price

\$1,041,000

Sold Date

16-Dec-23



4



3



2

Distance

0.09km



**3/41 COLIN ROAD OAKLEIGH
SOUTH VIC 3167**

Sold Price

^{RS}

\$1,000,000

Sold Date

23-Mar-24



4



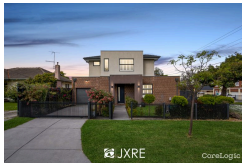
2



2

Distance

1.84km



**1/2 LEHEM AVENUE OAKLEIGH
SOUTH VIC 3167**

Sold Price

\$1,152,000

Sold Date

21-Oct-23



4



3



2

Distance

1.65km

RS = Recent sale

UN = Undisclosed Sale

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