

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

4 Elliminya Court, Clarinda Vic 3169

Indicative selling price

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

Range between \$900,000

&

\$950,000

Median sale price

Median price \$845,125

Property Type House

Suburb Clarinda

Period - From 01/04/2019

to 31/03/2020

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 Dalbeattie Dr CLARINDA 3169	\$942,500	21/03/2020
2	8 Washington Dr OAKLEIGH SOUTH 3167	\$935,000	07/03/2020
3	4 Ashbrook Ct OAKLEIGH SOUTH 3167	\$900,000	29/06/2020

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:

13/07/2020 12:57



3 1 2

Property Type: House

Land Size: 540 sqm approx

Agent Comments

Comparable Properties



3 Dalbeattie Dr CLARINDA 3169 (REI/VG)

Agent Comments

4 2 1

Price: \$942,500

Method: Auction Sale

Date: 21/03/2020

Property Type: House (Res)

Land Size: 547 sqm approx



8 Washington Dr OAKLEIGH SOUTH 3167 (REI/VG)

Agent Comments

3 2 1

Price: \$935,000

Method: Private Sale

Date: 07/03/2020

Rooms: 4

Property Type: House

Land Size: 587 sqm approx



4 Ashbrook Ct OAKLEIGH SOUTH 3167 (REI)

Agent Comments

3 1 2

Price: \$900,000

Method: Private Sale

Date: 29/06/2020

Property Type: House