

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

11/41-49 TULLY 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

\$725,000

&

\$760,000

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

3/35 WORDSWORTH AVENUE CLAYTON SOUTH VIC 3169	\$710,000	04-Nov-23
505 CLAYTON ROAD CLAYTON SOUTH VIC 3169	\$730,888	02-Dec-23
1/49 MAIN ROAD CLAYTON SOUTH VIC 3169	\$781,999	17-Feb-24

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: 13 April 2024

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**3/35 WORDSWORTH AVENUE
CLAYTON SOUTH VIC 3169**
 3  1  1

Sold Price

\$710,000

 Sold Date **04-Nov-23**

Distance

1.71km

**505 CLAYTON ROAD CLAYTON
SOUTH VIC 3169**
 2  1  1

Sold Price

\$730,888

 Sold Date **02-Dec-23**

Distance

1.1km

**1/49 MAIN ROAD CLAYTON SOUTH
VIC 3169**
 3  1  -

Sold Price

^{RS} **\$781,999**

 Sold Date **17-Feb-24**

Distance

1.55km
RS = Recent sale

UN = Undisclosed Sale

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