

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

10 Lochmaben Court, 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 \$1,007,000

Property Type House

Suburb Clarinda

Period - From 01/07/2020

to 30/06/2021

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	12 Wandoo Av CLARINDA 3169	\$1,000,000	10/08/2021
2	20 Tammany Dr CLARINDA 3169	\$980,000	20/08/2021
3	9 Bourke Rd OAKLEIGH SOUTH 3167	\$950,500	26/06/2021

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:

30/09/2021 13:06



Property Type: House (Previously Occupied - Detached)

Land Size: 562 sqm approx

Agent Comments

Comparable Properties



12 Wandoo Av CLARINDA 3169 (REI)

Agent Comments



Price: \$1,000,000

Method: Sold Before Auction

Date: 10/08/2021

Property Type: House



20 Tammany Dr CLARINDA 3169 (REI/VG)

Agent Comments



Price: \$980,000

Method: Sold Before Auction

Date: 20/08/2021

Property Type: House (Res)

Land Size: 535 sqm approx



9 Bourke Rd OAKLEIGH SOUTH 3167 (REI/VG)

Agent Comments



Price: \$950,500

Method: Auction Sale

Date: 26/06/2021

Property Type: House (Res)

Land Size: 538 sqm approx