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

1/70 Clarinda Road, Clarinda Vic 3169

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	n \$600,000		&		\$650,000			
Median sale pr	rice							
Median price	\$766,000	Pro	operty Type	Unit			Suburb	Clarinda
Period - From	19/12/2021	to	18/12/2022		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	2/640 Warrigal Rd OAKLEIGH SOUTH 3167	\$689,500	12/11/2022
2			
3			

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:

19/12/2022 12:46









Property Type: Unit Agent Comments

Indicative Selling Price \$600,000 - \$650,000 Median Unit Price 19/12/2021 - 18/12/2022: \$766,000

Comparable Properties



 2/640 Warrigal Rd OAKLEIGH SOUTH 3167
 Agent Comments

 (REI)
 2
 2

 1
 1

Price: \$689,500 Method: Auction Sale Date: 12/11/2022 Property Type: Townhouse (Res)

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.

Account - Barry Plant | P: 03 9807 2333 | F: 03 9807 8278





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