

## 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

19 LEONARD CLOSE CLARINDA VIC 3169

### Indicative selling price

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

Single Price

or range  
between

\$780,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$981,000

Property type

House

Suburb

Clarinda

Period-from

01 Nov 2023

to

31 Oct 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

5 WATERS COURT CLARINDA VIC 3169	\$875,500	07-Sep-24
22 BROADCHAPEL PLACE CLARINDA VIC 3169	\$890,100	26-Oct-24
126 SPRINGS ROAD CLARINDA VIC 3169	\$927,000	16-Nov-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: 26 November 2024



**5 WATERS COURT CLARINDA VIC 3169**

Sold Price **\$875,500** Sold Date **07-Sep-24**

 3
  1
  2

Distance **1.01km**



**22 BROADCHAPEL PLACE CLARINDA VIC 3169**

Sold Price <sup>RS</sup> **\$890,100** Sold Date **26-Oct-24**

 3
  2
  3

Distance **0.39km**



**126 SPRINGS ROAD CLARINDA VIC 3169**

Sold Price <sup>RS</sup> **\$927,000** <sup>UN</sup> Sold Date **16-Nov-24**

 3
  1
  1

Distance **0.18km**

RS = Recent sale      UN = Undisclosed Sale

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