

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	2/144 Springs Road Clarinda, 3169
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Indicative selling price

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

Range between	\$630,000 & \$690,000
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Median sale price

Median price	\$807,500	Property Type	UNIT	Suburb	CLARINDA
Period - From	01-Aug-2021	to	31-Jul-2022	Source	Corelogic

Comparable property sales

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	2/11 Cypress Court, Oakleigh South	\$660,000	22-May-2022
2	8/16-18 Newport Road, Clayton South	\$690,000	20-May-2022
3	3/80 Harlington Street, Clayton	\$640,000	22-Jun-2022

This statement of information was prepared on 07-Feb-2023 at 1:25:14 PM EST