

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

28/104 Springs Road, Clarinda, VIC 3169

Indicative selling price

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

Single price \$699,000

or range between

&

Median sale price

Median price

\$ 775,000

Property type

Unit

Suburb

CLARINDA

Period - From

04/07/2022

to

03/07/2023

Source

core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	3/18 Manoon Road Clayton South Vic 3169	\$705,000	2023-06-24
2	1/58 Scotsburn Avenue Clayton Vic 3168	\$700,000	2023-05-27
3	4/41-49 Tully Road Clarinda Vic 3169	\$779,000	2023-03-09

This Statement of Information was prepared on:

04/07/2023

