

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

3 Rosella Avenue, 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 \$972,500 Property type House Suburb Clarinda

Period - From 01/10/2023 to 30/09/2024 Source REIV

Comparable property sales

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. 112 Springs Rd CLARINDA 3169	\$950,000	31/08/2024
2. 15 Sundowner Av CLARINDA 3169	\$990,000	29/06/2024
3. 9 Merrigum Cr CLARINDA 3169	\$930,000	22/06/2024

This Statement of Information was prepared on: 21/10/2024