

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

5 WATERS COURT CLARINDA VIC 3169

Indicative selling price

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

Single Price

or range
between

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,000,000

Property type

House

Suburb

Clarinda

Period-from

01 Aug 2023

to

31 Jul 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

145 ELDER STREET SOUTH CLARINDA VIC 3169	\$825,100	08-Jun-24
1 WATERS COURT CLARINDA VIC 3169	\$860,000	28-Apr-24
8 BATABA COURT CLARINDA VIC 3169	\$890,000	11-Apr-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: 16 August 2024

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**145 ELDER STREET SOUTH
CLARINDA VIC 3169**

3 1 -

Sold Price

^{RS} **\$825,100** Sold Date **08-Jun-24**

 Distance **1.1km**

**1 WATERS COURT CLARINDA VIC
3169**

4 1 2

Sold Price

\$860,000 Sold Date **28-Apr-24**

 Distance **0.03km**

**8 BATABA COURT CLARINDA VIC
3169**

3 1 -

Sold Price

\$890,000 Sold Date **11-Apr-24**

 Distance **1.4km**

RS = Recent sale

UN = Undisclosed Sale

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