

STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

1 Caringal Court, Clayton South, VIC 3169

Indicative selling price

Single Price or Range between

\$750,000 - \$790,000

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

Median sale price

Median Price

\$761,000

Property Type

House

Suburb

CLAYTON SOUTH

Period From

11/04/2019

Period To

11/10/2019

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



**4 BODLEY STREET
CLARINDA**

3 2 2

Price \$776,000

Date of Sale 24/09/2019

Land 534 sqm



**6 TATIARA AVENUE
CLARINDA**

3 1 2

Price \$786,000

Date of Sale 10/08/2019

Land 532 sqm



**61A BOURKE ROAD
CLARINDA**

4 2 2

Price \$765,000

Date of Sale 02/07/2019

Land 531 sqm