

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

2 Newcombe Court, Clarinda Vic 3169

Indicative selling price

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

Single price

\$930,000

Median sale price

Median price

\$1,128,000

Property Type

House

Suburb

Clarinda

Period - From

01/10/2021

to

30/09/2022

Source

REIV

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 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	91 Bunney Rd CLARINDA 3169	\$950,000	30/07/2022
2	62 Springs Rd CLARINDA 3169	\$915,000	30/09/2022
3	1 Allwen Ct CLARINDA 3169	\$910,000	12/11/2022

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 six months.~~

This Statement of Information was prepared on:

21/12/2022 07:14



3 1 1

Property Type:

Divorce/Estate/Family Transfers

Land Size: 530 sqm approx

Agent Comments

Comparable Properties



91 Bunney Rd CLARINDA 3169 (REI)

Agent Comments

3 1 2

Price: \$950,000

Method: Auction Sale

Date: 30/07/2022

Property Type: House (Res)

Land Size: 584 sqm approx

62 Springs Rd CLARINDA 3169 (VG)

Agent Comments

3 - -

Price: \$915,000

Method: Sale

Date: 30/09/2022

Property Type: House (Res)

Land Size: 585 sqm approx



1 Allwen Ct CLARINDA 3169 (REI)

Agent Comments

3 2 4

Price: \$910,000

Method: Auction Sale

Date: 12/11/2022

Property Type: House (Res)