

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	1/16 Murphy Street Clarinda, 3169
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$695,000 & \$745,000
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### Median sale price

Median price	\$740,000	Property Type	UNIT	Suburb	CLARINDA
Period - From	01-Feb-2024	to	31-Jan-2025	Source	Corelogic

### Comparable property sales

	Address of comparable property	Price	Date of sale
1	1/17 Dyer Court, Clarinda VIC 3169	\$745,000	19-Oct-2024
2	1/2 Laura Street, Clayton South VIC 3169	\$800,000	21-Sep-2024
3	NOT PROVIDED	NOT PROVIDED	NOT PROVIDED

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 17-Mar-2025 at 1:06:58 PM AEDT