## Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

ered for	sale										
Address Including suburb and postcode  7/144 Springs Road, Clarinda, VIC 3169											
elling pri	ice										
of this pri	ice see	e consi	umer.vi	c.gov.aı	u/un	derquoti	ng				
Single price				or range between			\$680,000		&		\$720,000
price											
\$800,00	),000 Pro			perty type Unit			Suburl	CLAR	CLARINDA		
23/04/202	23 to 22/04/2024 Source core_logic										
propert	ty sal	les									
it or agent netres of th	's repr	resenta perty fo	tive rea	asonably in the la	y be st si	lieves th x month	at fewer thar s.	n three	comparat	ole pro	perties were sold
Address of comparable property									Price		Date of sale
			This	Stateme	nt of	Informati	on was prepar	red on:	23/04/20	024	
	Address purb and postcode elling properties and postcode elling	Address purb and postcode 7/142  Pilling price of this price see gle price \$800,000  23/04/2023  Property salut or agent's reprietres of the property salu	purb and postcode 7/144 Spring price g of this price see consulting price \$800,000 23/04/2023 to property sales at or agent's representative for the property f	Address purb and postcode  Pilling price g of this price see consumer.vi gle price  \$800,000 Pro  23/04/2023 to 22/04  property sales at or agent's representative realetres of the property for sale mparable property	Address purb and postcode  7/144 Springs Road, Classification of this price see consumer.vic.gov.augle price  \$800,000  Property ty  23/04/2023  to 22/04/2024   property sales  at or agent's representative reasonable petres of the property for sale in the last mparable property	Address purb and postcode  Pilling price  g of this price see consumer.vic.gov.au/un or range by price  \$800,000  Property type  23/04/2023  to 22/04/2024  property sales  It or agent's representative reasonably be betres of the property for sale in the last simparable property	Address purb and postcode  7/144 Springs Road, Clarinda, VIC  Plling price g of this price see consumer.vic.gov.au/underquotic or range between  price  \$800,000 Property type Unit  23/04/2023 to 22/04/2024 Source  property sales  It or agent's representative reasonably believes the letters of the property for sale in the last six month imparable property	Address purb and postcode  7/144 Springs Road, Clarinda, VIC 3169  Plling price  gof this price see consumer.vic.gov.au/underquoting  gle price  \$800,000  Property type  Unit  23/04/2023  to 22/04/2024  Source core_logic  property sales  It or agent's representative reasonably believes that fewer that letters of the property for sale in the last six months.  Imparable property	Address purb and postcode  7/144 Springs Road, Clarinda, VIC 3169  Plling price  g of this price see consumer.vic.gov.au/underquoting gle price  \$800,000  Property type  Unit  Suburt  23/04/2023  to 22/04/2024  Source core_logic  property sales  It or agent's representative reasonably believes that fewer than three eletres of the property for sale in the last six months.	Address purb and lostcode  7/144 Springs Road, Clarinda, VIC 3169  Price  \$800,000  Property type  Unit  Suburb  CLAR  23/04/2023  to 22/04/2024  Source  core_logic  property sales  It or agent's representative reasonably believes that fewer than three comparate letres of the property  mparable property  Price	Address purb and lostcode  7/144 Springs Road, Clarinda, VIC 3169  8/164  Price  \$ 800,000  Property type Unit  Suburb CLARINDA  23/04/2023  to 22/04/2024  Source core_logic  Property sales  It or agent's representative reasonably believes that fewer than three comparable properties of the property for sale in the last six months.  **Material Representative reasonably believes that fewer than three comparable properties of the property for sale in the last six months.  **Material Representative reasonably believes that fewer than three comparable properties of the property for sale in the last six months.  **Material Representative reasonably believes that fewer than three comparable properties of the property for sale in the last six months.  **Material Representative reasonably believes that fewer than three comparable properties of the property for sale in the last six months.  **Material Representative reasonably believes that fewer than three comparable properties of the property in the last six months.  **Material Representative reasonably believes that fewer than three comparable properties of the property in the last six months.  **Material Representative reasonably believes that fewer than three comparable properties of the property in the last six months.  **Material Representative reasonably believes that fewer than three comparable properties of the property in the last six months.  **Material Representative reasonably believes that fewer than three comparable properties of the property in the last six months.  **Material Representative reasonably believes that fewer than three comparable properties of the property in the last six months.  **Material Representative reasonably believes that fewer than three comparable propert

