

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

1/1240 Centre Road 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$835,000

Property type

House

Suburb

Clarinda

Period-from

01 Nov 2019

to

31 Oct 2020

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

2/1303-1305 Centre Road Clayton VIC 3168	\$725,000	25-Jul-20
1/58 Scotsburn Avenue Clayton VIC 3168	\$673,000	30-May-20
1/1172 Centre Road Clarinda VIC 3169	\$721,000	06-Oct-20

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: 09 November 2020



2/1303-1305 Centre Road Clayton VIC 3168

 3  2  2

Sold Price

\$725,000

Sold Date

25-Jul-20

Distance

0.12km



1/58 Scotsburn Avenue Clayton VIC 3168

 3  1  1

Sold Price

\$673,000

Sold Date

30-May-20

Distance

0.38km



1/1172 Centre Road Clarinda VIC 3169

 3  1  2

Sold Price

^{RS} **\$721,000**

Sold Date

06-Oct-20

Distance

0.51km

RS = Recent sale

UN = Undisclosed Sale

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