

## 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

18 TAMMANY DRIVE CLARINDA VIC 3169

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,300,000

&

\$1,350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$981,000

Property type

House

Suburb

Clarinda

Period-from

01 Nov 2023

to

31 Oct 2024

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

4 WATSON COURT CLARINDA VIC 3169	\$1,356,500	14-Sep-24
5 TARAGO CRESCENT CLAYTON SOUTH VIC 3169	\$1,404,000	26-Oct-24
4 VINEY STREET CLARINDA VIC 3169	\$1,245,000	26-Oct-24

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.~~

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**4 WATSON COURT CLARINDA VIC 3169**

Sold Price <sup>RS</sup> **\$1,356,500** Sold Date **14-Sep-24**

 3  2  2

Distance **0.58km**



**5 TARAGO CRESCENT CLAYTON SOUTH VIC 3169**

Sold Price <sup>RS</sup> **\$1,404,000** Sold Date **26-Oct-24**

 4  2  2

Distance **0.97km**



**4 VINEY STREET CLARINDA VIC 3169**

Sold Price <sup>RS</sup> **\$1,245,000** Sold Date **26-Oct-24**

 4  2  2

Distance **1.16km**

RS = Recent sale      UN = Undisclosed Sale

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