

## 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

26 TAMMANY DRIVE CLARINDA VIC 3169

### Indicative selling price

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

Single Price

or range  
between

\$850,000

&

\$900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$955,000

Property type

House

Suburb

Clarinda

Period-from

01 Feb 2023

to

31 Jan 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

10 CARBINE AVENUE CLARINDA VIC 3169	\$1,000,000	25-Nov-23
623 CLAYTON ROAD CLARINDA VIC 3169	\$815,000	05-Dec-23
2 TATIARA AVENUE CLARINDA VIC 3169	\$815,500	09-Dec-23

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: 20 February 2024

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**10 CARBINE AVENUE CLARINDA  
VIC 3169**
 4    2    4

 Sold Price <sup>RS</sup> **\$1,000,000** Sold Date **25-Nov-23**

 Distance **0.33km**

**623 CLAYTON ROAD CLARINDA  
VIC 3169**
 2    1    -

 Sold Price <sup>RS</sup> **\$815,000** Sold Date **05-Dec-23**

 Distance **1.28km**

**2 TATIARA AVENUE CLARINDA  
VIC 3169**
 3    1    1

 Sold Price **\$815,500** Sold Date **09-Dec-23**

 Distance **0.96km**

RS = Recent sale

UN = Undisclosed Sale

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