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	49 Leonard Close, Clarinda Vic 3169
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$900,000	&	\$920,000

Median sale price

Median price	\$1,057,500	Pro	perty Type	House		Suburb	Clarinda
Period - From	01/01/2022	to	31/12/2022		Source	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

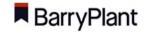
Add	dress of comparable property	Price	Date of sale
1	22 Carbine Av CLARINDA 3169	\$937,000	11/03/2023
2	2 Newcombe Ct CLARINDA 3169	\$917,000	28/02/2023
3	29 Leonard CI CLARINDA 3169	\$882,000	06/11/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	14/03/2023 14:35













Property Type: House (Res) Land Size: 633 sqm approx **Agent Comments**

Indicative Selling Price \$900,000 - \$920,000 **Median House Price**

Year ending December 2022: \$1,057,500

Comparable Properties



22 Carbine Av CLARINDA 3169 (REI)





Agent Comments

Price: \$937,000 Method: Auction Sale Date: 11/03/2023

Property Type: House (Res) Land Size: 571 sqm approx



2 Newcombe Ct CLARINDA 3169 (REI)







Price: \$917,000 Method: Private Sale Date: 28/02/2023 Property Type: House Land Size: 531 sqm approx Agent Comments



29 Leonard CI CLARINDA 3169 (REI/VG)







Price: \$882.000

Method: Sold Before Auction

Date: 06/11/2022

Property Type: House (Res) Land Size: 532 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9586 0500



