

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

1/597-605 Clayton 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

\$550,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$582,500

Property type

Unit

Suburb

Clarinda

Period-from

01 Feb 2019

to

31 Jan 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

6/104 Springs Road Clarinda VIC 3169	\$570,000	22-Nov-19
1/189 Elder Street South Clarinda VIC 3169	\$560,000	31-Oct-19
1/51 Milton Avenue Clayton South VIC 3169	\$570,000	21-Dec-19

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: 04 February 2020



6/104 Springs Road Clarinda VIC 3169

Sold Price

\$570,000

Sold Date

22-Nov-19

2

1

1

Distance

1.29km



1/189 Elder Street South Clarinda VIC 3169

Sold Price

\$560,000

Sold Date

31-Oct-19

2

1

1

Distance

1.3km



1/51 Milton Avenue Clayton South VIC 3169

Sold Price

\$570,000

Sold Date

21-Dec-19

2

1

2

Distance

1.56km

RS = Recent sale

UN = Undisclosed Sale

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