

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address

Including suburb and postcode

4/40 Elder Street Clarinda, 3169

Indicative selling price

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

Range between \$800,000.00 & \$880,000.00

Median sale price

Median price \$705,500.00 Property Type UNIT Suburb CLARINDA

Period - From 01-Jun-2020 to 31-May-2021 Source Corelogic

Comparable property sales

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 | Price | Date of sale |
|---|-----------------------------------|--------------|--------------|
| 1 | 8/3-5 Springs Road, Clayton South | \$805,000.00 | 02-May-2021 |
| 2 | 4/9 Yarram Crescent, Clayton | \$870,000.00 | 16-Apr-2021 |
| 3 | 2/38 Arunta Crescent, Clarinda | \$875,000.00 | 03-Jun-2021 |

This statement of information was prepared on 08-Nov-2021 at 1:01:47 PM EST