

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

3/21-25 Eulinga Road, Clarinda Vic 3169

Indicative selling price

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

Range between \$770,000

&

\$847,000

Median sale price

Median price \$808,000

House

X

Unit

Suburb Clarinda

Period - From 01/07/2016

to

30/06/2017

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	Price	Date of sale
1	33a Lanark St CLAYTON SOUTH 3169	\$825,000	26/04/2017
2	6/34-36 Ormond Rd CLAYTON 3168	\$788,000	02/08/2017
3	2/15-17 Springs Rd CLAYTON SOUTH 3169	\$771,000	04/03/2017

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 six months.~~

3/21-25 Eulinga Road, Clarinda Vic 3169



Rooms:
Property Type:
Agent Comments

Indicative Selling Price

\$770,000 - \$847,000

Median House Price

Year ending June 2017: \$808,000

Comparable Properties



33a Lanark St CLAYTON SOUTH 3169 (REI)

Agent Comments



Price: \$825,000

Method: Sold Before Auction

Date: 26/04/2017

Rooms: -

Property Type: Townhouse (Res)

Land Size: 333 sqm approx

6/34-36 Ormond Rd CLAYTON 3168 (REI)

Agent Comments



Price: \$788,000

Method: Private Sale

Date: 02/08/2017

Rooms: -

Property Type: Townhouse (Res)

**2/15-17 Springs Rd CLAYTON SOUTH 3169
(REI/VG)**

Agent Comments



Price: \$771,000

Method: Auction Sale

Date: 04/03/2017

Rooms: -

Property Type: Townhouse (Res)

Land Size: 235 sqm approx

Account - First National Real Estate Clayton

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.