

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

16 Clarinda 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

\$795,000

&

\$874,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Clarinda

Period-from

01 Mar 2020

to

28 Feb 2021

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

20 The Parade Clarinda VIC 3169	\$852,500	28-Mar-20
47 Crawford Road Clarinda VIC 3169	\$855,000	27-Jun-20
3 Crowfoot Court Clarinda VIC 3169	\$880,000	23-Jul-20

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.~~

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20 The Parade Clarinda VIC 3169

Sold Price

\$852,500

Sold Date

28-Mar-20

 3  1  2

Distance

0.28km



47 Crawford Road Clarinda VIC 3169

Sold Price

\$855,000

Sold Date

27-Jun-20

 3  1  2

Distance

0.34km



3 Crowfoot Court Clarinda VIC 3169

Sold Price

\$880,000

Sold Date

23-Jul-20

 3  2  2

Distance

0.44km



47 Riley Street Oakleigh South VIC 3167

Sold Price

^{RS} **\$930,000**

Sold Date

13-Feb-21

 3  1  2

Distance

0.57km

RS = Recent sale

UN = Undisclosed Sale

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