

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	44 Elder Street Clarinda, 3169
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Indicative selling price

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

Range between	\$1,150,000 & \$1,190,000
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Median sale price

Median price	\$990,000	Property Type	HOUSE	Suburb	CLARINDA
Period - From	02-Oct-2023	to	30-Sep-2024	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	1 Botnay Court, Clarinda	\$1,015,000	23-Jul-2024
2	40 Ormond Road, Clayton	\$1,164,000	29-Jun-2024
3	5 Laura Street, Clayton South	\$1,151,000	17-Aug-2024

This statement of information was prepared on 21-Nov-2024 at 3:46:14 PM AEDT