

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

5/28 Eulinga 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$659,750

Property type

Unit

Suburb

Clarinda

Period-from

01 May 2019

to

30 Apr 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

1/27B Eulinga Road Clarinda VIC 3169	\$680,000	19-Mar-20
7/31-33 Tully Road Clarinda VIC 3169	\$659,000	29-Feb-20
1/597-605 Clayton Road Clarinda VIC 3169	\$564,000	15-Feb-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.~~

This Statement of Information was prepared on: 01 May 2020

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1/27B Eulinga Road Clarinda VIC 3169

 Sold Price **\$680,000** Sold Date **19-Mar-20**
 2  2  1

 Distance **0.27km**

7/31-33 Tully Road Clarinda VIC 3169

 Sold Price **\$659,000** Sold Date **29-Feb-20**
 2  1  1

 Distance **2.18km**

1/597-605 Clayton Road Clarinda VIC 3169

 Sold Price **\$564,000** Sold Date **15-Feb-20**
 2  1  1

 Distance **2.21km**

RS = Recent sale

UN = Undisclosed Sale

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