

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 30 The Parade, Clarinda, VIC 3169

Indicative selling price

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

Single price \$945,000

or range between

&

Median sale price

Median price \$ 810,000

Property type House

Suburb CLARINDA

Period - From 15/11/2019

to

15/05/2020

Source CoreLogic

Comparable property sales

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 3 Dalbeattie Drive Clarinda	\$942,500	20/03/2020
2 2 Emily Court Clarinda	\$975,000	04/03/2020
3 2 Arunta Crescent Clarinda	\$940,000	29/02/2020

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.~~

This Statement of Information was prepared on: 15/05/2020