

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	32 Wandoo Avenue Clarinda, 3169
---	---------------------------------

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$1,000,000 & \$1,100,000
---------------	---------------------------

### Median sale price

Median price	\$1,102,500	Property Type	HOUSE	Suburb	CLARINDA
Period - From	01-Sep-2021	to	31-Aug-2022	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	9 Wandoo Avenue Clarinda	\$1,100,000	25-May-2022
2	20 Springfield Avenue Clayton South	\$1,140,000	09-Apr-2022
3	59 Leonard Close Clarinda	\$1,090,000	11-Jul-2022

This statement of information was prepared on 24-Nov-2022 at 2:35:09 PM EST