

# 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

2/7 Crawford Road, Clarinda, VIC 3169

### Indicative selling price

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

Single price

or range between

\$580,000

&

\$620,000

### Median sale price

Median price

\$ 766,000

Property type

Unit

Suburb

CLARINDA

Period - From

18/06/2021

to

15/12/2021

Source

core\_logic

### Comparable property sales

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.

| Address of comparable property |                                             | Price     | Date of sale |
|--------------------------------|---------------------------------------------|-----------|--------------|
| 1                              | 4/2 Burton Avenue Clayton Vic 3168          | \$601,888 | 2021-11-21   |
| 2                              | 5/689 Warrigal Road Bentleigh East Vic 3165 | \$561,000 | 2021-07-10   |
| 3                              |                                             |           |              |

This Statement of Information was prepared on:

15/12/2021