Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/216 Bourke Road, Clarinda Vic 3169

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$500,000		&		\$550,000			
Median sale p	rice							
Median price	\$981,000	Pro	operty Type	y Type House		e		Clarinda
Period - From	01/01/2024	to	31/12/2024		So	ource	REIV	

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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	8a Tina Ct CLARINDA 3169	\$330,000	10/12/2024
2			
3			

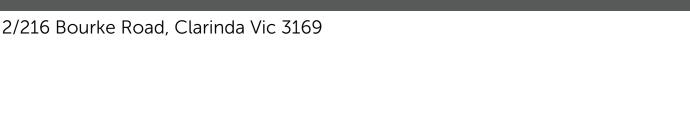
OR

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:

27/02/2025 17:18







Property Type: Agent Comments Indicative Selling Price \$500,000 - \$550,000 Median House Price Year ending December 2024: \$981,000

RayWhite

No comparable of land with plans and permits in this vicinity.

Comparable Properties

8a Tina Ct CLARINDA 3169 (VG)



Price: \$330,000 Method: Sale Date: 10/12/2024 Property Type: Land Land Size: 287 sqm approx Agent Comments

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.

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



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