

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 18 Newcombe Court, Clarinda, VIC 3169

Indicative selling price

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

Single price or range between \$950,000 & \$999,999

Median sale price

Median price \$969,000 Property type House Suburb CLARINDA

Period - From 29/04/2021 to 26/10/2021 Source core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 69 Hunt Crescent Clarinda Vic 3169	\$974,000	2021-10-23
2 20 Tammany Drive Clarinda Vic 3169	\$980,000	2021-08-20
3 104 Elder Street South Clarinda Vic 3169	\$965,000	2021-08-18

This Statement of Information was prepared on: 26/10/2021

