

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

8/7 CRAWFORD ROAD CLARINDA VIC 3169

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$790,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$744,000

Property type

Unit

Suburb

Clarinda

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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 6 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

4/7 CRAWFORD ROAD CLARINDA VIC 3169	\$792,000	21-Mar-25
2/43 ORMOND ROAD CLAYTON VIC 3168	\$852,000	12-Apr-25
2/32 SIMON STREET CLAYTON SOUTH VIC 3169	\$800,000	12-Apr-25

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 6 months.~~

This Statement of Information was prepared on: 07 May 2025



**4/7 CRAWFORD ROAD CLARINDA
VIC 3169**

Sold Price

\$792,000

Sold Date

21-Mar-25

3

1

2

Distance

0km



**2/43 ORMOND ROAD CLAYTON
VIC 3168**

Sold Price

^{RS} **\$852,000**

Sold Date

12-Apr-25

3

1

2

Distance

1.02km



**2/32 SIMON STREET CLAYTON
SOUTH VIC 3169**

Sold Price

^{RS} **\$800,000**

Sold Date

12-Apr-25

3

1

1

Distance

1.21km

RS = Recent sale

UN = Undisclosed Sale

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