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	2/34 Arunta Crescent 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	$875,000	&	$925,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$855,000	Property type	House	Suburb	Clarinda
Period-from	01 May 2020	to	30 Apr 2021	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
1/38 Manoon Road Clayton South VIC 3169	$935,000	19-Nov-20
2/56 View Street Clayton VIC 3168	$875,500	27-Mar-21
2/6 Norma Avenue Oakleigh South VIC 3167	$930,000	06-Mar-21

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: 03 May 2021

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1/38 Manoon Road Clayton South VIC 3169

3 2 2

Sold Price **$935,000** Sold Date **19-Nov-20**

Distance **0.46km**

2/56 View Street Clayton VIC 3168

4 2 1

Sold Price RS **$875,500** Sold Date **27-Mar-21**

Distance **0.71km**

2/6 Norma Avenue Oakleigh South VIC 3167

3 2 2

Sold Price RS **$930,000** Sold Date **06-Mar-21**

Distance **1.91km**

RS = Recent sale **UN** = Undisclosed Sale

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