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	$680,000	&	$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$659,000	Property type	Unit	Suburb	Clarinda
Period-from	01 May 2019	to	30 Apr 2020	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
1/34 Clarinda Road Clarinda VIC 3169	$690,000	08-Apr-20
1/27B Eulinga Road Clarinda VIC 3169	$680,000	19-Mar-20
1/34 Arunta Crescent Clarinda VIC 3169	$750,000	23-Mar-20

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: 18 May 2020

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1/34 Clarinda Road Clarinda VIC 3169

3 1 1

Sold Price **$690,000** Sold Date **08-Apr-20**

Distance **0.28km**

Notes from your agent

Sold Price
$690,000



1/27B Eulinga Road Clarinda VIC 3169

2 2 1

Sold Price RS **$680,000** Sold Date **19-Mar-20**

Distance **0.49km**



1/34 Arunta Crescent Clarinda VIC 3169

2 1 1

Sold Price **$750,000** Sold Date **23-Mar-20**

Distance **0.71km**

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

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