

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

1 WATERS COURT 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

\$850,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$952,500

Property type

House

Suburb

Clarinda

Period-from

01 Mar 2023

to

29 Feb 2024

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

108 CLARINDA ROAD CLARINDA VIC 3169	-	06-Dec-23
10 CARBINE AVENUE CLARINDA VIC 3169	\$1,000,000	24-Nov-23
2 HUNT CRESCENT CLARINDA VIC 3169	-	19-Nov-10

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: 19 March 2024



108 CLARINDA ROAD CLARINDA VIC 3169

 4  2  2

Sold Price

RS - UN

Sold Date **06-Dec-23**

Distance **1.74km**



10 CARBINE AVENUE CLARINDA VIC 3169

 4  2  4

Sold Price

\$1,000,000

Sold Date **24-Nov-23**

Distance **1.01km**



2 HUNT CRESCENT CLARINDA VIC 3169

 3  2  2

Sold Price

- Sold Date **19-Nov-10**

Distance **1.05km**

RS = Recent sale

UN = Undisclosed Sale

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