

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

1/34 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property type

Unit

Suburb

Clarinda

Period-from

01 Jan 2023

to

31 Dec 2023

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

12/25 EULINGA ROAD CLARINDA VIC 3169	\$1,041,000	16-Dec-23
22 MACK CRESCENT CLARINDA VIC 3169	\$1,100,000	21-Oct-23

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: 23 January 2024

**12/25 EULINGA ROAD CLARINDA
VIC 3169**

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Sold Price

RS

\$1,041,000

Sold Date

16-Dec-23

Distance

0.09km**22 MACK CRESCENT CLARINDA
VIC 3169**

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Sold Price

\$1,100,000

Sold Date

21-Oct-23

Distance

1.67km

RS = Recent sale

UN = Undisclosed Sale

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