

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	116 Springs Road Clarinda, 3169
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$890,000 & \$970,000
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### Median sale price

Median price	\$956,500	Property Type	HOUSE	Suburb	CLARINDA
Period - From	01-Jan-2023	to	31-Dec-2023	Source	Corelogic

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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	39 Carbine Avenue, Clarinda VIC 3169	\$958,000	20-Sep-2023
2	2 Enngonia Crescent, Clayton South VIC 3169	\$900,000	28-Oct-2023
3	33 Bourke Road, Oakleigh South VIC 3167	\$946,000	16-Dec-2023

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