

## 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

12/25 EULINGA ROAD CLARINDA VIC 3169

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$900,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$780,000

Property type

Unit

Suburb

Clarinda

Period-from

01 Nov 2022

to

31 Oct 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

|   |           |           |
|---|-----------|-----------|
| 3/42 EDINBURGH STREET CLAYTON VIC 3168      | \$965,000 | 17-Sep-23 |
| 2/194 HAUGHTON ROAD OAKLEIGH SOUTH VIC 3167 | \$995,000 | 29-Jul-23 |
| 38/32 AMARA CIRCUIT OAKLEIGH SOUTH VIC 3167 | \$980,000 | 26-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: 20 November 2023

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**3/42 EDINBURGH STREET  
CLAYTON VIC 3168**
 4  3  2

Sold Price

<sup>RS</sup> **\$965,000**

Sold Date

**17-Sep-23**

Distance

**1.96km**

**2/194 HAUGHTON ROAD  
OAKLEIGH SOUTH VIC 3167**
 4  4  2

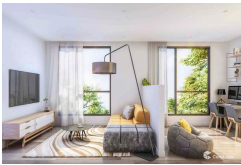
Sold Price

<sup>RS</sup> **\$995,000**

Sold Date

**29-Jul-23**

Distance

**1.95km**

**38/32 AMARA CIRCUIT OAKLEIGH  
SOUTH VIC 3167**
 4  3  2

Sold Price

<sup>RS</sup> **\$980,000** <sup>UN</sup>

Sold Date

**26-Oct-23**

Distance

**1.28km**

RS = Recent sale

UN = Undisclosed Sale

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