

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

2/43 BUNNEY 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$779,000

Property type

Unit

Suburb

Clarinda

Period-from

01 Sep 2022

to

31 Aug 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

2/34 CRAWFORD ROAD CLARINDA VIC 3169	\$860,000	11-May-23
4B ROWSON GROVE CLARINDA VIC 3169	\$879,000	29-Jul-23
6/7 CRAWFORD ROAD CLARINDA VIC 3169	\$820,000	05-Sep-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: 12 September 2023

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**2/34 CRAWFORD ROAD
CLARINDA VIC 3169**
 3  3  1

 Sold Price **\$860,000** Sold Date **11-May-23**

 Distance **0.24km**

**4B ROWSON GROVE CLARINDA
VIC 3169**
 3  2  2

 Sold Price ^{RS} **\$879,000** Sold Date **29-Jul-23**

 Distance **2.08km**

**6/7 CRAWFORD ROAD CLARINDA
VIC 3169**
 3  1  2

 Sold Price ^{RS} **\$820,000** Sold Date **05-Sep-23**

 Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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