

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

22 MACK CRESCENT 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$920,000

Property type

Other

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

47B GLENELG DRIVE CLAYTON SOUTH VIC 3169	\$1,240,000	24-Apr-23
28A ESTER CRESCENT CLAYTON SOUTH VIC 3169	\$1,190,000	20-Jul-23
1/29 MCMILLAN STREET CLAYTON SOUTH VIC 3169	\$910,000	07-Jun-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: 21 September 2023


**47B GLENELG DRIVE CLAYTON
SOUTH VIC 3169**
 4
  3
  2

 Sold Price **\$1,240,000** Sold Date **24-Apr-23**

 Distance **0.38km**

**28A ESTER CRESCENT CLAYTON
SOUTH VIC 3169**
 4
  4
  1

 Sold Price ^{RS} **\$1,190,000** Sold Date **20-Jul-23**

 Distance **0.77km**

**1/29 MCMILLAN STREET CLAYTON
SOUTH VIC 3169**
 4
  2
  2

 Sold Price **\$910,000** Sold Date **07-Jun-23**

 Distance **1.58km**

RS = Recent sale UN = Undisclosed Sale

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