

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

26A NEWCOMBE COURT 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

\$1,100,000

&

\$1,200,000

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

1/32 SPRINGS ROAD CLARINDA VIC 3169	\$1,152,000	31-May-23
10A SPRINGS ROAD CLARINDA VIC 3169	\$1,188,000	01-Jul-23
44B ARUNTA CRESCENT CLARINDA VIC 3169	\$1,320,000	18-Aug-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: 01 September 2023

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**1/32 SPRINGS ROAD CLARINDA
VIC 3169**
 4  3  2

Sold Price

\$1,152,000

Sold Date

31-May-23

Distance

0.9km

**10A SPRINGS ROAD CLARINDA VIC
3169**
 4  3  2

Sold Price

^{RS} **\$1,188,000**

Sold Date

01-Jul-23

Distance

1.11km

**44B ARUNTA CRESCENT
CLARINDA VIC 3169**
 4  3  2

Sold Price

^{RS} **\$1,320,000**

Sold Date

18-Aug-23

Distance

0.88km

RS = Recent sale

UN = Undisclosed Sale

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