

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

7 MELALEUCA DRIVE 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

\$880,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$970,000

Property type

House

Suburb

Clarinda

Period-from

01 Jun 2023

to

31 May 2024

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

26 TAMMANY DRIVE CLARINDA VIC 3169	\$930,000	14-Mar-24
9 MERRIGUM CRESCENT CLARINDA VIC 3169	\$930,000	22-Jun-24

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: 26 June 2024


**26 TAMMANY DRIVE CLARINDA
VIC 3169**
 4  2  2

 Sold Price **\$930,000** Sold Date **14-Mar-24**

 Distance **1.66km**

**9 MERRIGUM CRESCENT
CLARINDA VIC 3169**
 4  2  3

 Sold Price ^{RS} **\$930,000** Sold Date **22-Jun-24**

 Distance **0.94km**
RS = Recent sale

UN = Undisclosed Sale

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