

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

25/71-109 BOURKE 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

\$390,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$791,500

Property type

Unit

Suburb

Clarinda

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

22/71-109 BOURKE ROAD CLARINDA VIC 3169	\$325,000	04-Jul-25
1/23 MERLYN AVENUE CLAYTON SOUTH VIC 3169	\$385,000	01-Aug-25
4/23 MERLYN AVENUE CLAYTON SOUTH VIC 3169	\$340,000	12-Aug-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: 11 August 2025



Angelo Sarailis

P 0387813888

M 0419223723

E ange.sarailis@eview.com.au



**22/71-109 BOURKE ROAD
CLARINDA VIC 3169**

1 1 1

Sold Price

^{RS}

\$325,000

Sold Date

04-Jul-25

Distance

0km



**1/23 MERLYN AVENUE CLAYTON
SOUTH VIC 3169**

2 1 1

Sold Price

^{RS}

\$385,000

Sold Date

01-Aug-25

Distance

1.2km



**4/23 MERLYN AVENUE CLAYTON
SOUTH VIC 3169**

2 1 1

Sold Price

\$340,000

Sold Date

12-Aug-24

Distance

1.2km

RS = Recent sale

UN = Undisclosed Sale

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