

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 Arunta Crescent, Clarinda Vic 3169

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$700,000 & \$770,000

Median sale price

Median price \$810,000 Property Type House Suburb Clarinda

Period - From 30/01/2019 to 29/01/2020 Source REIV

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 six 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	214 Bourke Rd CLARINDA 3169	\$789,000	07/08/2019
2	13 Rosewall PI CLARINDA 3169	\$785,000	21/12/2019
3	4 Bodley St CLARINDA 3169	\$776,000	24/09/2019

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 six months.~~

This Statement of Information was prepared on:

30/01/2020 15:28



 3  1  4

Property Type:

Land Size: 632 (approx) sqm approx

Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median House Price

30/01/2019 - 29/01/2020: \$810,000

Comparable Properties

**214 Bourke Rd CLARINDA 3169 (REI/VG)**

Agent Comments

 4  2  2

Price: \$789,000

Method: Private Sale

Date: 07/08/2019

Property Type: House

Land Size: 661 sqm approx

**13 Rosewall PI CLARINDA 3169 (REI)**

Agent Comments

 4  2  2

Price: \$785,000

Method: Auction Sale

Date: 21/12/2019

Property Type: House (Res)

**4 Bodley St CLARINDA 3169 (REI/VG)**

Agent Comments

 3  2  2

Price: \$776,000

Method: Private Sale

Date: 24/09/2019

Property Type: House (Res)

Land Size: 533 sqm approx