

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

55 Arunta 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$783,000

Property type

House

Suburb

Clarinda

Period-from

01 Jan 2019

to

31 Dec 2019

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

6 Cerise Court Clarinda VIC 3169	\$848,000	14-Dec-19
56 Viney Street Clarinda VIC 3169	\$873,500	09-Nov-19
18 Clarinda Road Clarinda VIC 3169	\$832,000	26-Oct-19

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: 16 January 2020



6 Cerise Court Clarinda VIC 3169

Sold Price

^{RS}

\$848,000

Sold Date

14-Dec-19

3 2 -

Distance

1.47km



56 Viney Street Clarinda VIC 3169

Sold Price

\$873,500

Sold Date

09-Nov-19

4 2 2

Distance

1.14km



18 Clarinda Road Clarinda VIC 3169

Sold Price

^{RS}

\$832,000

Sold Date

26-Oct-19

3 1 1

Distance

0.78km

RS = Recent sale

UN = Undisclosed Sale

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