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

54 Clarinda Road, Clarinda Vic 3169

Indicative selling price

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

Range between $950,000 & $1,040,000

Median sale price

| Median price | $805,000 | Property Type | House | Suburb | Clarinda |

| Period - From | 25/11/2018 | to | 24/11/2019 | 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	78 View St CLAYTON 3168	$1,065,000	21/09/2019
2	9 Nova St OAKLEIGH SOUTH 3167	$1,000,000	31/08/2019
3	5 Legon Rd OAKLEIGH SOUTH 3167	$944,000	24/08/2019

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: 25/11/2019 12:56

54 Clarinda Road, Clarinda Vic 3169

BarryPlant

🛏 3   🛁 1   🚗 2

Property Type: House
Land Size: 711 sqm approx

Agent Comments

Indicative Selling Price
$950,000 - $1,040,000
Median House Price
25/11/2018 - 24/11/2019: $805,000

Comparable Properties

78 View St CLAYTON 3168 (REI)

🛏 3   🛁 1   🚗 3

Price: $1,065,000
Method: Auction Sale
Date: 21/09/2019
Property Type: House
Land Size: 837 sqm approx

Agent Comments

9 Nova St OAKLEIGH SOUTH 3167 (REI)

🛏 4   🛁 1   🚗 2

Price: $1,000,000
Method: Auction Sale
Date: 31/08/2019
Property Type: House (Res)
Land Size: 700 sqm approx

Agent Comments

5 Legon Rd OAKLEIGH SOUTH 3167 (REI/VG)

🛏 3   🛁 1   🚗 2

Price: $944,000
Method: Auction Sale
Date: 24/08/2019
Property Type: House (Res)
Land Size: 617 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9586 0500