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	15D Inverness Street 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	$680,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$670,000	Property type	Unit	Suburb	Clarinda
Period-from	01 Sep 2019	to	31 Aug 2020	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
1/27B Eulinga Road Clarinda VIC 3169	$680,000	19-May-20
2/20 Byron Street Clayton South VIC 3169	$684,000	08-Apr-20
1/39 Margaret Street Clayton VIC 3168	$716,000	21-Mar-20

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: 15 September 2020

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1/27B Eulinga Road Clarinda VIC 3169

2 2 1

Sold Price **$680,000** Sold Date **19-May-20**

Distance **0.39km**



2/20 Byron Street Clayton South VIC 3169

2 2 1

Sold Price **$684,000** Sold Date **08-Apr-20**

Distance **1.4km**



1/39 Margaret Street Clayton VIC 3168

2 1 3

Sold Price **$716,000** Sold Date **21-Mar-20**

Distance **1.77km**

RS = Recent sale **UN** = Undisclosed Sale

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