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	1/40 Crawford Road, Clarinda, VIC 3169

Indicative selling price

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

Single price		or range between	$980,000	&	$1,050,000

Median sale price

Median price	$ 807,500	Property type	Unit	Suburb	CLARINDA
Period - From	17/08/2021	to	17/08/2022	Source	core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	8a Barwon Court Clayton South Vic 3169	$965,000	2022-06-11
2	20a Bond Street Clayton South Vic 3169	$1,065,000	2022-04-08
3	2/5 Luntar Road Oakleigh South Vic 3167	$1,020,000	2022-07-30

This Statement of Information was prepared on: 17/08/2022

CONSUMER AFFAIRS VICTORIA

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.