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	26 Rosella Avenue, Clarinda Vic 3169

Indicative selling price

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

Single price $1,430,000

Median sale price

Median price $1,082,500 Property Type House Suburb Clarinda

Period - From 01/07/2024 to 30/09/2024 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	31 Poulter Cr CLARINDA 3169	$1,365,000	23/11/2024
2	9 Mccormick Ct OAKLEIGH SOUTH 3167	$1,500,000	16/11/2024
3	5 Tarago Cr CLAYTON SOUTH 3169	$1,404,000	26/10/2024

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: 05/12/2024 06:18



5 3 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,430,000
Median House Price
September quarter 2024: $1,082,500

Comparable Properties



31 Poulter Cr CLARINDA 3169 (REI)

4 2 3

Price: $1,365,000
Method: Auction Sale
Date: 23/11/2024
Property Type: House (Res)
Land Size: 531 sqm approx

Agent Comments

9 Mccormick Ct OAKLEIGH SOUTH 3167 (REI)

5 2 2

Price: $1,500,000
Method: Auction Sale
Date: 16/11/2024
Property Type: House (Res)

Agent Comments



5 Tarago Cr CLAYTON SOUTH 3169 (REI)

4 2 2

Price: $1,404,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)

Agent Comments

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