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	1/1 Boree Avenue, Clarinda Vic 3169

Indicative selling price

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

Range between $700,000 & $770,000

Median sale price

Median price $879,000 Property Type Unit Suburb Clarinda

Period - From 01/07/2023 to 30/06/2024 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	88 Manton Rd CLAYTON 3168	$740,000	04/05/2024
2	7/144 Springs Rd CLARINDA 3169	$740,000	29/04/2024
3	2/2 Grovedale Ct CLAYTON 3168	$738,000	30/03/2024

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: 01/08/2024 11:59

1/1 Boree Avenue, Clarinda Vic 3169

Michael Renzella
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2 1 2

Property Type: Stand alone residence
Land Size: 260 sqm approx

Agent Comments

Indicative Selling Price
$700,000 - $770,000
Median Unit Price
Year ending June 2024: $879,000

Comparable Properties



88 Manton Rd CLAYTON 3168 (REI/VG)

2 1 2

Price: $740,000
Method: Auction Sale
Date: 04/05/2024
Property Type: Unit
Land Size: 175 sqm approx

Agent Comments



7/144 Springs Rd CLARINDA 3169 (REI/VG)

2 1 2

Price: $740,000
Method: Sold Before Auction
Date: 29/04/2024
Property Type: Unit
Land Size: 214 sqm approx

Agent Comments



2/2 Grovedale Ct CLAYTON 3168 (REI/VG)

2 1 2

Price: $738,000
Method: Auction Sale
Date: 30/03/2024
Property Type: Unit

Agent Comments

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