

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

17/104 SPRINGS ROAD 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

or range
between

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$743,000

Property type

Unit

Suburb

Clarinda

Period-from

01 Mar 2024

to

28 Feb 2025

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

40/104 SPRINGS ROAD CLARINDA VIC 3169	\$685,000	06-Oct-24
5/5-7 THOMAS STREET CLAYTON VIC 3168	\$626,000	09-Nov-24
1/99 SCOTSBURN AVENUE OAKLEIGH SOUTH VIC 3167	\$580,000	10-Nov-24

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: 17 March 2025



**40/104 SPRINGS ROAD CLARINDA
VIC 3169**

Sold Price

\$685,000

Sold Date

06-Oct-24



2



1



1

Distance

0km



**5/5-7 THOMAS STREET CLAYTON
VIC 3168**

Sold Price

\$626,000

Sold Date

09-Nov-24



2



1



1

Distance

1.7km



**1/99 SCOTSBURN AVENUE
OAKLEIGH SOUTH VIC 3167**

Sold Price

\$580,000

Sold Date

10-Nov-24



2



1



1

Distance

1.19km

RS = Recent sale

UN = Undisclosed Sale

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