

Property offered for sale

Address: 31 Wandoo Avenue Clarinda

Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$920,000 & \$950,000

Median sale price

Median price: \$771,000 House Suburb: Clarinda
Period - From: 01/03/2016 to 31/03/2017 Source: PDOL

Comparable property sales

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.



8 Frank Av CLAYTON SOUTH

3 2 2

An array of rewarding approaches including redevelopment or replacement (STCA) can be taken towards this original 3

Sold by Auction \$920,000
Date Sold May 2017
Land 600 SqM



33 Wandoo Av CLARINDA

3 2 2

Hit the heights of potential with family accommodation, great elevation and around 604sqm of sun bathed northerly rear land.

Sold by Auction \$951,000
Date Sold May 2017
Land 604 SqM



4 Granville Gr CLAYTON SOUTH

3 1 2

Young couples and investors take note: here is a sensational opportunity to buy into the sought-after Monash area with this

Sold by Auction \$920,000
Date Sold Apr 2017
Land 618 SqM