

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

40 Crawford Road,  
CLARINDA 3169

House

  
3 beds

  
1 baths

  
2 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range from \$1,100,000 -  
\$1,200,000**

### Median sale price

Median **House** for **CLARINDA** for period **Jul 2016 - Jun 2017**  
Sourced from **REIV**.

**\$808,000**

### 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 the most comparable to the property for sale.

**18 Bodley St,**  
Clarinda 3169

Price **\$1,270,000** Sold 29 April 2017

**35 Raleigh St,**  
Clarinda 3169

Price **\$1,225,000** Sold 22 April 2017

**40 Elder St,**  
Clarinda 3169

Price **\$1,062,000** Sold 03 June 2017

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

### Contact agents

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