

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

Lot 1/38 Consols Ct, Clunes Vic 3370

Indicative selling price

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

Single price

\$212,000

Median sale price

Median price

\$134,250

Property Type

Vacant land

Suburb

Clunes

Period - From

09/06/2019

to

08/06/2020

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	4 Island St CLUNES 3370	\$250,000	08/01/2020
2			
3			

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.~~

This Statement of Information was prepared on:

09/06/2020 13:27

Angela Flowers
+61 3 5348 1700
+61 437 456 908
angela.flowers@belleproperty.com

Indicative Selling Price

\$212,000

Median Land Price

09/06/2019 - 08/06/2020: \$134,250



Property Type:

Agent Comments

Comparable Properties

4 Island St CLUNES 3370 (VG)

Agent Comments



Price: \$250,000

Method: Sale

Date: 08/01/2020

Property Type: Hobby Farm < 20 ha

Land Size: 8710 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.