

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

2 Angus Street, Clunes Vic 3370

Indicative selling price

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

Range between \$445,000

&

\$465,000

Median sale price

Median price \$420,000

Property Type House

Suburb Clunes

Period - From 01/10/2020

to 31/12/2020

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	43 Talbot Rd CLUNES 3370	\$397,000	08/09/2020
2	75 Foulkes Cr CLUNES 3370	\$385,000	03/11/2020
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:

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Indicative Selling Price

\$445,000 - \$465,000

Median House Price

December quarter 2020: \$420,000



2 1 5

Property Type: Hobby Farm < 20 ha

Land Size: 4856 sqm approx

Agent Comments

Comparable Properties



43 Talbot Rd CLUNES 3370 (REI)

Agent Comments

2 2 -

Price: \$397,000

Method: Private Sale

Date: 08/09/2020

Property Type: House

Land Size: 3043 sqm approx



75 Foulkes Cr CLUNES 3370 (REI/VG)

Agent Comments

2 1 2

Price: \$385,000

Method: Private Sale

Date: 03/11/2020

Property Type: House

Land Size: 5660 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.