



Collette Genevieve Fulham T/A Clunes and District Real Estate  
57 Fraser Street Clunes VIC 3370  
Tel: 0488 052 155 Agent No: Licence Number 080911L  
Email: sales@clunesanddistrictrealestate.com.au

VR024 © Lawsoft Pty Ltd

## STATEMENT OF INFORMATION

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

**Sections 47AF of the *Estate Agents Act 1980***

#### Indicative selling price

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

(\*Delete single price or range as applicable)

Single price \$300,000.00 or range between \$\* & \$

#### Median sale price

(\*Delete house or unit as applicable)

Median price \$370,000 (3br) \*House ☒ \*unit ☐ Suburb or locality Clunes

Period - From Last Updated to July 29th 2019 Source Realestate.com.au

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

**A\*** These are the three properties sold within two kilometres/five kilometres\* of the property for sale in the last last six months/18 months\* that the estate agent or agent's representative considers to be most comparable to the property for sale. (\*Delete as applicable)

Address of comparable property	Price	Date of sale
1 53 Criterion Crt Clunes (3BR1BTH 1.56HA)	\$365000	12th Apr 2019
2 70 Fairview Rd Clunes (3BR1BTH 1.41HA)	\$340,000	9th July 2018
3 15 Roses Lane Clunes (3BR1BTH 9886 M2)	\$380,000	10th Jan 2019

**OR**

~~**B\*** **Either** 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 six months\*.~~

~~**Or** 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 18 months\*.~~

(\*Delete as applicable)