



Colette Genevieve Fulham T/A Colette's Goldfields Real Estate
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STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 18 Lothair Street Clunes 3370

Including suburb or
locality and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* _____ or range between \$350,000 & \$385,000

Median sale price

Median price \$317500 Property Type House Suburb or Locality Clunes

Period - From Updated to June 1st 2020 Source Realestate.com.au

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 18 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 32 Canterbury Street Clunes 2BR 2BTH 996M2	\$390,000	8th May 2020
2 39 Fraser Street Clunes 3BR 1 BTH 321M2	\$285,000	23rd Apr 2020
3 10 Albert Street Clunes 3BR 2BTH 1120M2	\$305,000	20th Feb 2020

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 18 months.~~

This Statement of Information was prepared on: 13.06.2020