

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

Allotment 6/section 9 Angus Street, Clunes Vic 3370

Indicative selling price

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

Single price

\$190,000

Median sale price

Median price

\$145,000

Property Type

Vacant land

Suburb

Clunes

Period - From

12/02/2019

to

11/02/2020

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	5 Beckworth Court Rd CLUNES 3370	\$185,000	19/11/2019
2	5 Fawcett Dr CLUNES 3370	\$172,500	09/10/2019
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:

12/02/2020 14:31

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

Indicative Selling Price
\$190,000

Median Land Price
12/02/2019 - 11/02/2020: \$145,000



Property Type:

Land Size: 9594 sqm approx

Agent Comments

Approx. 2.3 acres of land zoned low density residential

Comparable Properties



5 Beckworth Court Rd CLUNES 3370 (REI/VG) Agent Comments



Price: \$185,000

Method: Private Sale

Date: 19/11/2019

Property Type: Land

Land Size: 24282 sqm approx



5 Fawcett Dr CLUNES 3370 (REI/VG)

Agent Comments



Price: \$172,500

Method: Private Sale

Date: 09/10/2019

Property Type: Land

Land Size: 20235 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.