

# 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

44 Creswick Road, Clunes Vic 3370

### Indicative selling price

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

Range between \$320,000

&

\$350,000

### Median sale price

Median price \$292,500

House

X

Unit

Suburb or locality

Clunes

Period - From 01/07/2016

to 30/06/2017

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	40 Fairview Rd CLUNES 3370	\$340,000	16/08/2017
2	51 Service St CLUNES 3370	\$330,000	12/06/2017
3	12 Roses La CLUNES 3370	\$320,000	21/08/2017

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.~~



2 -

**Rooms:**  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 16260 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$320,000 - \$350,000  
**Median House Price**  
Year ending June 2017: \$292,500

## Comparable Properties



**40 Fairview Rd CLUNES 3370 (REI)**

**Agent Comments**

3 1 14

**Price:** \$340,000  
**Method:** Private Sale  
**Date:** 16/08/2017  
**Rooms:** -  
**Property Type:** House (Res)



**51 Service St CLUNES 3370 (VG)**

**Agent Comments**

3 - -

**Price:** \$330,000  
**Method:** Sale  
**Date:** 12/06/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 798 sqm approx



**12 Roses La CLUNES 3370 (REI)**

**Agent Comments**

2 2 4

**Price:** \$320,000  
**Method:** Private Sale  
**Date:** 21/08/2017  
**Rooms:** 4  
**Property Type:** House