

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 22 Albert 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 \$145,000 & \$159,000

Median sale price

Median price \$390,000 Property Type All Property Suburb or Locality Clunes

Period - From Updated to Dec 17th 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
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1 CA10 14 Smeaton Road Clunes 866M2	\$95000	28th Aug 2020
2 26 Leslie St Clunes 2023M2 2023M2	\$190,000	27th Apr 2020
3 Lot 6 11 Angus Street Clunes 0.96HA	\$190,000	17th Mar 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: 30.12.2020