



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 275 McLennans road 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 \$459000 & \$475000

Median sale price

Median price \$315000 Property Type House (3BR) Suburb or Locality Clunes

Period - From Updated to Feb 5th 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
1 170 Fairview Road Clunes 3370 (4BR 2BTH)	\$475000	18th Apr 2019
2 60 Foulkes Crescent Clunes 3370 (3BR 1BTH)	\$395000	11th Apr 2019
3 3550 Ballarat-Maryborough Road Clunes 3370	\$422000	15th Mar 2019

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: 16.02.20