

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

14 Smeaton Road, Clunes Vic 3370

Indicative selling price

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

Range between \$410,000

&

\$430,000

Median sale price

Median price \$397,000

Property Type House

Suburb Clunes

Period - From 01/07/2020

to 30/09/2020

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	37 Creswick Rd CLUNES 3370	\$405,000	29/11/2019
2	33 Angus St CLUNES 3370	\$345,000	25/09/2019
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:

11/11/2020 17:03

14 Smeaton Road, Clunes Vic 3370

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Indicative Selling Price

\$410,000 - \$430,000

Median House Price

September quarter 2020: \$397,000



Property Type: Land
Land Size: 1464 sqm approx
Agent Comments

Comparable Properties



37 Creswick Rd CLUNES 3370 (REI/VG)

Agent Comments



Price: \$405,000
Method: Private Sale
Date: 29/11/2019
Property Type: House (Res)
Land Size: 2291 sqm approx

33 Angus St CLUNES 3370 (VG)

Agent Comments



Price: \$345,000
Method: Sale
Date: 25/09/2019
Property Type: House (Res)
Land Size: 1052 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.