



Collette Genevieve Fulham T/A Clunes and District Real Estate
57 Fraser Street Clunes VIC 3370
Tel: 0488 052 155 Agent No: Licence Number 080911L
Email: sales@clunesanddistrictrealestate.com.au

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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 Lot 2 5 Criterion Crt 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 \$185000 or range between &

Median sale price

Median price \$370,000 (3BR) Property Type House Suburb or Locality Clunes
Period - From Updated to December 4th 2019 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	\$	
2	\$	
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 18 months.

This Statement of Information was prepared on: 07.12.2019