

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

5 Beckworth Court Road, Clunes Vic 3370

Indicative selling price

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

Single price \$220,000

Median sale price

Median price \$130,000

Vacant land X

Suburb Clunes

Period - From 16/09/2018

to 15/09/2019

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	225 Learmonth Rd CLUNES 3370	\$180,000	28/05/2019
2	10 Foulkes Cr CLUNES 3370	\$175,000	05/06/2019
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:

16/09/2019



Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 24281 sqm approx

Agent Comments

Comparable Properties



225 Learmonth Rd CLUNES 3370 (VG)

Agent Comments



Price: \$180,000

Method: Sale

Date: 28/05/2019

Property Type: Hobby Farm < 20 ha

Land Size: 65100 sqm approx



10 Foulkes Cr CLUNES 3370 (VG)

Agent Comments



Price: \$175,000

Method: Sale

Date: 05/06/2019

Property Type: Hobby Farm < 20 ha

Land Size: 21400 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.