



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

VR024 © Lawsoft Pty Ltd

STATEMENT OF INFORMATION

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

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 \$480000 & \$520000

Median sale price

(*Delete house or unit as applicable)

Median price \$365000 (3BR) *House ☒ *unit ☐ Suburb or locality Clunes

Period - From Last Updated to Sept 3rd 2018 Source Realestate.com.au

Comparable property sales (*Delete A or B below as applicable)

~~A*~~ These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1 55 Cemetery Road Clunes 14.5 acres low dens res (Agent Clunes & Dist)	\$265000	1st Oct 2018
2 3090 Ball Maryborough Rd 88.5 acres farming (Agent Clunes & Dist)	\$510000 -520000	
3 95 Slaughteryard Rd Clunes 85 Acres farming (Agent Buxton)	\$255000	17th Mar 18

OR

B* **Either** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months*.

~~Or~~ 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*.

(*Delete as applicable)