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## STATEMENT OF INFORMATION

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### Single residential property located outside the Melbourne metropolitan area Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address 33 Angus Street Clunes 3370

Including suburb or  
locality and postcode

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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)Single price \$330,000 or range between \$330,000 & \$340,000

#### Median sale price

Median price \$345,000 (3BR) Property Type House Suburb or  
Locality ClunesPeriod - From Updated to Sept 2nd 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
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1 4 Hannah Street Clunes 3BR 1061M2	\$290,000	7th Sept 2020
2 46 Leslie Street Clunes 3BR 1456M2	\$350,000	6th Aug 2020
3 12 Albert St Clunes 3BR 1105M2	\$375,000	2nd Jul 2020

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: 21.09.2020