

Colette Genevieve Fulham T/A Colette's Goldfields Real Estate 54B Fraser Street Clunes VIC 3370
Tel: 0488 052 155 Agent No: Licence Number 080911L

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STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

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Property offered for sale						
Address 33 Angus	s Street Clunes 3370					
Including suburb or locality and postcode						
Indicative selling price						
For the meaning of this price see c	consumer.vic.gov.au/underquo	oting (*Delete s	single price or range	as applicable)		
-Single price \$330,000	or range between	\$330,000	& <u>\$3</u>	40,000		
Median sale price						
Median price \$345,000 (3BR)	Property Type House		uburb or Locality <u>Clunes</u>			
Period - From Updated	to Sept 2nd 2020	Source Re	alestate.com.au			
Comparable property sale A* These are the three property	s (*Delete A or B below	• •	•	18 months that the		
	resentative considers to be m					
Address of comparable propert	у		Price	Date of sale		
1 4 Hannah Street Clunes 3BR 1	061M2		\$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

R*	—The estate agent or agent's representative reasonably believes that fewer than three comparable properties were—				
_	The details agent of agents representative reaconably believes that letter that the demparable properties were				
sold within five kilometres of the property for sale in the last 18 months.					
	Total William into Kilomotico of the property for sale in the last to months.				

This Statement of Information was prepared on:

21.09.2020		

reaforms.com.au 33 Angus Street Clunes 3370