

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

30 Service Street, Clunes Vic 3370

Indicative selling price

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

Range between \$465,000 & \$480,000

Median sale price

Median price \$365,000 Property Type House Suburb Clunes

Period - From 01/07/2019 to 30/06/2020 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 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
1	6 Hill St CLUNES 3370	\$460,000	30/08/2019
2	5 Templeton St CLUNES 3370	\$425,000	06/09/2019
3	39 Service St CLUNES 3370	\$400,000	26/08/2019

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:

12/08/2020 13:47

30 Service Street, Clunes Vic 3370



🛏 4 🛏 1 🚗 1

Property Type: House (Previously Occupied - Detached)
Land Size: 498 sqm approx
Agent Comments

Angela Flowers
+61 3 5348 1700
+61 437 456 908
angela.flowers@belleproperty.com

Indicative Selling Price
\$465,000 - \$480,000
Median House Price
Year ending June 2020: \$365,000

Comparable Properties



6 Hill St CLUNES 3370 (VG)

Agent Comments

🛏 3 🛏 - 🚗 -

Price: \$460,000
Method: Sale
Date: 30/08/2019
Property Type: House (Res)
Land Size: 1600 sqm approx

5 Templeton St CLUNES 3370 (REI/VG)

Agent Comments

🛏 2 🛏 2 🚗 1

Price: \$425,000
Method: Sale by Tender
Date: 06/09/2019
Property Type: House
Land Size: 506 sqm approx



39 Service St CLUNES 3370 (VG)

Agent Comments

🛏 3 🛏 - 🚗 -

Price: \$400,000
Method: Sale
Date: 26/08/2019
Property Type: House (Res)
Land Size: 1020 sqm approx

Account - Belle Property Daylesford | P: +61 3 5348 1700