



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*

#### Property offered for sale

Address 16 Lothair Street Clunes 3370

Including suburb or  
 locality and postcode

#### 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 \$395,000 \_\_\_\_\_ & \$425,000 \_\_\_\_\_

#### Median sale price

Median price \$335,000 (3BR) Property Type House Suburb or Locality Clunes

Period - From Updated to Aug 3rd 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

Address of comparable property	Price	Date of sale
1 46 Leslie Street Clunes 3BR 1Bth 1456M2	\$350,000	6th Aug 2020
2 18 Lothair Street Clunes 3BR 1Bth 770M2	\$370,000	17th Jul 2020
3 12 Albert St Clunes 3BR 1Bth 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: 31.08.20