

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

65 Pickfords Road, Clunes Vic 3370

Indicative selling price

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

Single price

\$220,000

Median sale price

Median price

\$145,000

Property Type

Vacant land

Suburb

Clunes

Period - From

13/02/2019

to

12/02/2020

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 eighteen 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	5 Beckworth Court Rd CLUNES 3370	\$185,000	19/11/2019
2			
3			

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 eighteen months.~~

This Statement of Information was prepared on:

13/02/2020 12:08

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Indicative Selling Price
\$220,000

Median Land Price
13/02/2019 - 12/02/2020: \$145,000



Property Type: Hobby Farm < 20
ha
Land Size: 39957 sqm approx
Agent Comments

Comparable Properties



5 Beckworth Court Rd CLUNES 3370 (REI/VG) **Agent Comments**



Price: \$185,000
Method: Private Sale
Date: 19/11/2019
Property Type: Land
Land Size: 24282 sqm approx

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 eighteen months.