



Colette Genevieve Fulham T/A Colette's Goldfields Real Estate
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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 10 Island 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 \$150,000.00 or range between \$* & \$

Median sale price

Median price \$340,000 Property Type House Suburb or Locality Clunes
Period - From Updated to 28th April 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
1 115 Fawcett Drive Clunes 3370 1.49HA	\$155000	23rd March 2020
2 Lot 2 36 Bute Close Clunes 3370 1.57HA	\$180,000	10th Mar 2020
3 3660 Ballarat-Maryborough Rd Clunes 2.99HA	\$160,000	3rd Dec 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: 10.05.2020