

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

4 Canterbury Street, Clunes Vic 3370

Indicative selling price

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

Single price

\$145,000

Median sale price

Median price

\$212,000

Property Type

Vacant land

Suburb

Clunes

Period - From

07/05/2020

to

06/05/2021

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	9 Alliance St CLUNES 3370	\$185,000	09/04/2021
2	14 Smeaton Rd CLUNES 3370	\$150,000	02/10/2020
3	6 Fraser St CLUNES 3370	\$130,000	13/01/2021

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:

07/05/2021 12:08

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Indicative Selling Price

\$145,000

Median Land Price

07/05/2020 - 06/05/2021: \$212,000



Property Type: Land

Land Size: 1141 sqm approx

Agent Comments

Comparable Properties



9 Alliance St CLUNES 3370 (REI/VG)

Agent Comments



Price: \$185,000

Method: Private Sale

Date: 09/04/2021

Property Type: Land

Land Size: 2040 sqm approx

14 Smeaton Rd CLUNES 3370 (VG)

Agent Comments



Price: \$150,000

Method: Sale

Date: 02/10/2020

Property Type: Land

Land Size: 1464 sqm approx

6 Fraser St CLUNES 3370 (VG)

Agent Comments



Price: \$130,000

Method: Sale

Date: 13/01/2021

Property Type: Land

Land Size: 816 sqm approx