

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 and
postcode

107 Foulkes Crescent Clunes VIC 3370

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$630,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$320,000

Property type

House

Suburb

Clunes

Period-from

01 Mar 2019

to

29 Feb 2020

Source

Corelogic

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

61 Albert Street Clunes VIC 3370	\$525,000	28-Jun-19
797 Coghills Creek Road Coghills Creek VIC 3364	\$600,000	11-Nov-19
120 Settlement Road Waubra VIC 3352	\$607,500	15-Nov-18

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: 17 March 2020

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61 Albert Street Clunes VIC 3370

Sold Price

\$525,000

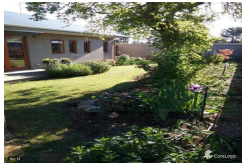
Sold Date

28-Jun-19

4 2 2

Distance

4.12km



797 Coghills Creek Road Coghills Creek VIC 3364

Sold Price

\$600,000

Sold Date

11-Nov-19

4 2 2

Distance

14.55km



120 Settlement Road Waubra VIC 3352

Sold Price

\$607,500

Sold Date

15-Nov-18

4 2 6

Distance

17km

RS = Recent sale

UN = Undisclosed Sale

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