

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

Lot 2/38 Consols Ct, Clunes Vic 3370

Indicative selling price

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

Single price

\$222,000

Median sale price

Median price

\$150,000

Property Type

Vacant land

Suburb

Clunes

Period - From

09/07/2019

to

08/07/2020

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	4 Island St CLUNES 3370	\$250,000	08/01/2020
2	2 Camp Pde CLUNES 3370	\$230,000	17/07/2019
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:

09/07/2020 18:27



Property Type: Land
Land Size: 7129 sqm approx
Agent Comments

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Indicative Selling Price
\$222,000

Median Land Price
09/07/2019 - 08/07/2020: \$150,000

Comparable Properties

4 Island St CLUNES 3370 (VG)

Agent Comments



Price: \$250,000
Method: Sale
Date: 08/01/2020
Property Type: Hobby Farm < 20 ha
Land Size: 8710 sqm approx

2 Camp Pde CLUNES 3370 (VG)

Agent Comments



Price: \$230,000
Method: Sale
Date: 17/07/2019
Property Type: Hobby Farm < 20 ha
Land Size: 4168 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.