



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 32 Canterbury 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 \$* _____ or range between \$365000 & \$400000

Median sale price

Median price \$315000 (3BR) Property Type House Suburb or Locality Clunes

Period - From Updated to Dec 19th 2019 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 33 Angus St Clunes 3BR 1052M2	\$345,000	28th Jan 2020
2 7 Purcell St Clunes 2BR 1293M2	\$290,000	19th Nov 2019
3 39 Service St Clunes 3BR 1021M2	\$400,000	16th Nov 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: 03.02.2020