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

5 FLOOD STREET CLUNES VIC 3370

Indicative selling price

Period-from

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

Single Price	\$700,000	or rang betwee		&	
Median sale price (*Delete house or unit as ap	plicable)				
Median Price	\$495,000	Property type	House	Suburb	Clunes

30 Jun 2024

Source

Comparable property sales (*Delete A or B below as applicable)

01 Jul 2023

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.

to

Address of comparable property	Price	Date of sale	
1 ISLAND STREET CLUNES VIC 3370	\$721,500	14-Jul-23	
36 BUTE CLOSE CLUNES VIC 3370	\$675,000	31-May-23	

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: 16 July 2024



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consumer.vic.gov.au

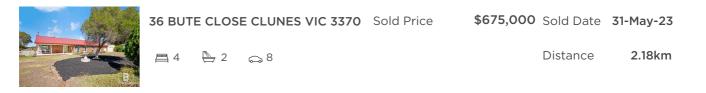


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1 ISLAND STREET CLUNES VIC 3370			Sold Price	\$721,500	Sold Date	14-Jul-23
a 3	2	⇔ 4			Distance	0.67km



RS = Recent sale UN = Undisclosed Sale

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