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STATEMENT OF INFORMATION

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Indicative selling price

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

(*Delete single price or range as applicable)

Single price \$200,000.00 or range between \$* & \$

Median sale price

(*Delete house or unit as applicable)

Median price \$365000 (3BR) *House ☒ *unit ☐ Suburb or locality Clunes

Period - From Last Updated to Feb 1st 2019 Source Realestate.com.au

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

~~A*~~ These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1 79 Foulkes Crescent Clunes 4392M2	\$160000	19th Nov 2018
2 20 Consols Dve Clunes 1.3Hectares	\$130000	19th Dec 2018
3	\$	

OR

B* **Either** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months*.
~~Or~~ 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*.

(*Delete as applicable)