

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

11 CAMP STREET 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

or range
between

\$395,000

&

\$415,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$507,500

Property type

House

Suburb

Clunes

Period-from

01 Oct 2023

to

30 Sep 2024

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

22 TALBOT ROAD CLUNES VIC 3370	\$400,000	21-Mar-24
7 PRINCE STREET CRESWICK VIC 3363	\$415,000	25-Mar-24
29 MELBOURNE ROAD CRESWICK VIC 3363	\$453,500	17-Mar-24

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.~~

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22 TALBOT ROAD CLUNES VIC 3370

 2  1  1

Sold Price

\$400,000

Sold Date

21-Mar-24

Distance

0.67km



7 PRINCE STREET CRESWICK VIC 3363

 2  1  2

Sold Price

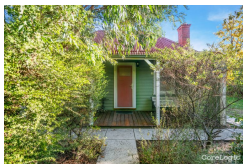
\$415,000

Sold Date

25-Mar-24

Distance

16.49km



29 MELBOURNE ROAD CRESWICK VIC 3363

 2  1  1

Sold Price

\$453,500

Sold Date

17-Mar-24

Distance

18.36km

RS = Recent sale

UN = Undisclosed Sale

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