

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 69 Talbot Road 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 \$330,000 & \$350,000

Median sale price

Median price \$355,000 (3BR) Property Type House Suburb or
Locality Clunes

Period - From Updated to Dec 17th 2020 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
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1 33 Angus Street Clunes 3370 (3 BR) 1052M2	\$340,000	18th Jan 2021
2 9 Suburban Street Clunes 3370 (3 BR) 1200M2	\$340,000	4th Jan 2021
3 16 Blackmores Rd Clunes 3370 (3BR) 1234M2	\$340,000	15th Dec 2020

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: 02.02.2021