# 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 or locality and postcode

12 Creswick Road, Clunes Vic 3370

## Indicative selling price

For the meaning c	of this price see consumer.v	ic.gov.au/und	lerquoting

Single price \$325,000

#### Median sale price

Median price	\$386,000	Pro	perty Type Ho	use		Suburb	Clunes
Period - From	01/10/2019	to	30/09/2020	] So	ource	REIV	

## 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.

Add	dress of comparable property	Price	Date of sale
1	99 Bailey St CLUNES 3370	\$315,000	21/07/2019
2	10 Albert St CLUNES 3370	\$305,000	31/01/2020
3	8 Canterbury St CLUNES 3370	\$295,000	27/08/2020

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:

15/11/2020 12:48









**Property Type:** House Agent Comments

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Indicative Selling Price \$325,000 Median House Price Year ending September 2020: \$386,000

# **Comparable Properties**



99 Bailey St CLUNES 3370 (VG)



Price: \$315,000 Method: Sale Date: 21/07/2019 Property Type: House (Res) Land Size: 506 sqm approx Agent Comments



10 Albert St CLUNES 3370 (VG)

Price: \$305,000 Method: Sale Date: 31/01/2020 Property Type: House (Previously Occupied -Detached) Land Size: 1120 sqm approx



8 Canterbury St CLUNES 3370 (VG)



Price: \$295,000 Method: Sale Date: 27/08/2020 Property Type: House (Res) Land Size: 965 sqm approx Agent Comments

Agent Comments

Account - Belle Property Daylesford | P: +61 3 5348 1700



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.