

# 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 of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$325,000

### Median sale price

Median price

\$386,000

Property Type

House

Suburb

Clunes

Period - From

01/10/2019

to

30/09/2020

Source

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.

	Address 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



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**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)**

Agent Comments

3 -

**Price:** \$315,000

**Method:** Sale

**Date:** 21/07/2019

**Property Type:** House (Res)

**Land Size:** 506 sqm approx



**10 Albert St CLUNES 3370 (VG)**

Agent Comments

3 -

**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)**

Agent Comments

3 -

**Price:** \$295,000

**Method:** Sale

**Date:** 27/08/2020

**Property Type:** House (Res)

**Land Size:** 965 sqm approx