

# 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

76 Fairview 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

\$365,000

### Median sale price

Median price

\$365,000

Property Type

House

Suburb

Clunes

Period - From

01/07/2019

to

30/06/2020

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	53 Criterion Ct CLUNES 3370	\$365,000	24/03/2019
2	79 Fairview Rd CLUNES 3370	\$350,000	29/02/2020
3	45 Bute Cl CLUNES 3370	\$335,000	20/02/2020

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:

20/07/2020 09:12

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**Indicative Selling Price**  
\$365,000

**Median House Price**  
Year ending June 2020: \$365,000



**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 11571 sqm approx  
**Agent Comments**

## Comparable Properties



### 53 Criterion Ct CLUNES 3370 (VG)

**Agent Comments**



**Price:** \$365,000  
**Method:** Sale  
**Date:** 24/03/2019  
**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 15555 sqm approx



### 79 Fairview Rd CLUNES 3370 (REI/VG)

**Agent Comments**



**Price:** \$350,000  
**Method:** Private Sale  
**Date:** 29/02/2020  
**Property Type:** House  
**Land Size:** 28005 sqm approx



### 45 Bute CI CLUNES 3370 (VG)

**Agent Comments**



**Price:** \$335,000  
**Method:** Sale  
**Date:** 20/02/2020  
**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 12400 sqm approx