

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

30 Blackmores Road, Clunes Vic 3370

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$550,000

Median sale price

Median price

\$405,000

Property Type

House

Suburb

Clunes

Period - From

01/04/2019

to

31/03/2020

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 eighteen 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	230 Mcdonalds Rd CLUNES 3370	\$520,000	03/06/2019
2	130 Golf Course Rd CLUNES 3370	\$455,000	12/05/2020
3			

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 eighteen months.~~

This Statement of Information was prepared on:

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Indicative Selling Price
\$550,000

Median House Price
Year ending March 2020: \$405,000



Property Type: House (Previously Occupied - Detached)
Land Size: 14317 sqm approx
Agent Comments

Comparable Properties



230 McDonalds Rd CLUNES 3370 (REI/VG)

Agent Comments



10 acres

Price: \$520,000
Method: Private Sale
Date: 03/06/2019
Rooms: 7
Property Type: House
Land Size: 41623 sqm approx



130 Golf Course Rd CLUNES 3370 (VG)

Agent Comments



Price: \$455,000
Method: Sale
Date: 12/05/2020
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 44376 sqm approx

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 eighteen months.