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

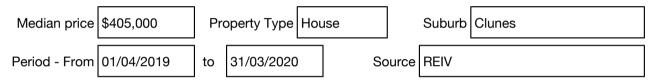
30 Blackmores Road, Clunes Vic 3370

Indicative selling price

For the meaning	of this	price see	consumer.vic.ao	v.au/underquoting
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Single price \$550,000

Median sale price



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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Ad	dress 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:

15/07/2020 10:25









Property Type: House (Previously Occupied - Detached) Land Size: 14317 sqm approx Agent Comments Angela Flowers +61 3 5348 1700 +61 437 456 908 angela.flowers@belleproperty.com

Indicative Selling Price \$550,000 Median House Price Year ending March 2020: \$405,000

Comparable Properties

230 Mcdonalds Rd CLUNES 3370 (REI/VG) Carbon constraints of the state	Agent Comments 10 acres
130 Golf Course Rd CLUNES 3370 (VG) Image: 13 Image: 12 Price: \$455,000 Method: Sale Date: 12/05/2020 Property Type: Hobby Farm < 20 ha (Rur) Land Size: 44376 sqm approx	Agent Comments

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.

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.