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## STATEMENT OF INFORMATION

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

**Sections 47AF of the *Estate Agents Act 1980***

#### Indicative selling price

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

(\*Delete single price or range as applicable)

~~Single price \$~~ \_\_\_\_\_ or range between \$395,000 & \$425,000

#### Median sale price

(\*Delete house or unit as applicable)

Median price \$240,000 (2BR) \*House ☒ \*unit ☐ Suburb or locality Clunes

Period - From Updated to 5th Nov 2018 Source Realestate.com.au

#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres/five kilometres\* of the property for sale in the last last six months/18 months\* that the estate agent or agent's representative considers to be most comparable to the property for sale. (\*Delete as applicable)

Address of comparable property	Price	Date of sale
1 45 Smeaton Road Clunes (2 Bedroom) 1404M2	\$415000	30th March 2018
2 27 Leslie Street Clunes (2 Bedroom) 961M2	\$375,000	29th Aug 2018
3 8 Hannah Street Clunes (3 Bedroom) 1061M2	\$390,000	2nd Nov 2018

**OR**

~~**B\*** **Either** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months\*.~~  
~~**Or** 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\*.~~

(\*Delete as applicable)