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STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 95 Fairview Drive Clunes 3370

Including suburb or
locality and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$200000 or range between \$* & \$

Median sale price

Median price \$372000 (3BR) Property Type House Suburb or Locality Clunes
Period - From Updated to 27th Sept 2019 Source Realestate.com.au

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
1 115 McDonalds Rd Clunes (3.13 Acres with shed)	\$160000	23rd Sept 2019
2 2 Camp Parade Clunes (1500M2 with shed)	\$230000	30th Aug 2019
3 10 Foulkes Cres Clunes (5,263 Acres)	\$175000	3rd Jul 2019

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: 29.09.19