

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 15 Bute Close 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 \$* or range between \$395,000 & \$425,000

Median sale price

Median price \$427,500 Property Type All Property Suburb or Locality Clunes

Period - From Updated to 30th Mar 21 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
1 145 Fairview Dve Clunes 3370 3BR 1 Bth 1.7HA	\$400,000	19.04.21
2 25 Fawcett Dve Clunes 3.86HA	\$270,000	04.12.20
3 35 Roses Lane Clunes 3.12HA 3BR 1 Bth	\$530,000	06.11.20

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: 03.05.2021