

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

75 Foulkes Crescent, Clunes Vic 3370

Indicative selling price

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

Single price

\$385,000

Median sale price

Median price

\$365,000

Property Type

House

Suburb

Clunes

Period - From

01/07/2019

to

30/06/2020

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 | 3567 Ballarat Maryborough Rd CLUNES 3370 | \$370,000 | 09/04/2019 |
| 2 | 76 Fairview Rd CLUNES 3370 | \$355,000 | 07/08/2020 |
| 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:

06/10/2020 09:04

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Indicative Selling Price
\$385,000

Median House Price
Year ending June 2020: \$365,000



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Property Type: House

Agent Comments

Comparable Properties



3567 Ballarat Maryborough Rd CLUNES 3370 (VG) Agent Comments

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Price: \$370,000
Method: Sale
Date: 09/04/2019
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 11719 sqm approx



76 Fairview Rd CLUNES 3370 (REI) Agent Comments

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Price: \$355,000
Method: Private Sale
Date: 07/08/2020
Property Type: House
Land Size: 11571 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.