

# 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  
Including suburb or  
locality and postcode

1 Purcell Street, Clunes Vic 3370

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$\*

or range between

\$375,000

&

\$395,000

### Median sale price

Median price

\$345,000

\*House

☒

\*Unit

☐

Suburb  
or locality

Clunes

Period - From

01/03/2018

to

28/02/2019

Source

REIV

### Comparable property sales

**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 |
|-----------------------------------|-----------|--------------|
| 8 Hannah Street, Clunes Vic 3370  | \$390,000 | 05/10/2018   |
| 27 Leslie Street, Clunes Vic 3370 | \$375,000 | 29/08/2018   |
| 63 Albert Street, Clunes Vic 3370 | \$363,000 | 18/09/2018   |