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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 45 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 _____ & _____

Median sale price

Median price \$370000 (3BR) Property Type House Suburb or Locality Clunes
Period - From Updated to Oct 31st 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 3670 Ballarat-Maryborough Road Clunes 4B 2B 3,83HA	\$380000	11Th Jul 2019
2 3567 Ballarat-Maryborough Road Clunes 3B 1B 1.17HA	\$370000	25th Jun 2019
3 170 Fairview Road Clunes 4B 2B 2,61 Acres	\$475000	18th Apr 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: 27.11.19