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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 3971 Ballarat-Maryborough Road 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 \$375000 Property Type 3BR House Suburb or Locality Clunes
Period - From Updated to 4th 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 10 Foulkes Cres Clunes	\$175000	3rd Jul 2019
2 2 Camp Pde Clunes	\$230000	30th Aug 2019
3 55 Cemetery Rd Clunes	\$265000	23rd Oct 2018

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: 16th Sept 2019