

#### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

						ection 47	AF OF THE EST	ale Agents Act 1300	
Property offer	ed for s	sale							
Address Including suburb or locality andpostcode		12 Roses Lane, Clunes Vic 3370							
Indicative sell	ing pric	:e							
For the meaning	of this p	rice see	cons	sumer.vic.gov.a	au/und	derquoting			
Range between \$315,0		000		&	\$330,000				
Median sale p	rice								
Median price \$292,500			Ηοι	use X	<del>Uni</del> t		Suburb or loca	lity Clunes	
Period - From	01/07/2	016	to	30/06/2017		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.

Ad	dress of comparable property	Price	Date of sale
1	60 Criterion Ct CLUNES 3370	\$310,000	17/06/2016
2	39 Service St CLUNES 3370	\$310,000	14/08/2016
3	15 Camp St CLUNES 3370	\$305,000	30/01/2017

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.

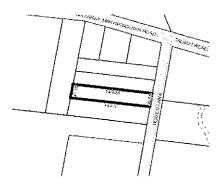
Account - Blue Ribbon Ballarat | P: 03 5332 7477 | F: 03 5338 8765

REIV Propertydata

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Rooms:

Property Type: House (Previously

Occupied - Detached)

Land Size: 8726 sqm approx

Agent Comments

Indicative Selling Price \$315,000 - \$330,000 Median House Price Year ending June 2017: \$292,500

## Comparable Properties



60 Criterion Ct CLUNES 3370 (VG)

3





Price: \$310,000 Method: Sale Date: 17/06/2016

Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 14115 sqm approx

Agent Comments



39 Service St CLUNES 3370 (REI)

3





Price: \$310,000 Method: Private Sale Date: 14/08/2016

Rooms: -

Property Type: House (Rur)

Agent Comments



15 Camp St CLUNES 3370 (VG)

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Agent Comments

Price: \$305,000 Method: Sale Date: 30/01/2017

Rooms: -

Property Type: House (Res) Land Size: 644 sqm approx

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