

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

12 Roses Lane, Clunes Vic 3370

Indicative selling price

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

Range between \$315,000

&

\$330,000

Median sale price

Median price \$292,500

House

X

Unit

Suburb or locality Clunes

Period - From 01/07/2016

to 30/06/2017

Source REIV

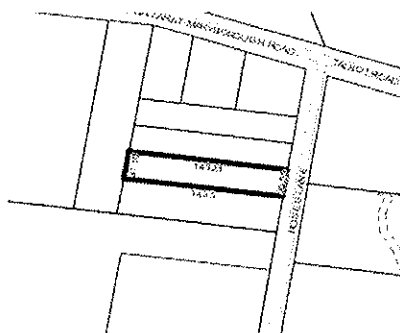
Comparable property sales (*Delete A or B below as applicable)

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.

	Address 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.~~



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)

Agent Comments



Price: \$310,000

Method: Sale

Date: 17/06/2016

Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 14115 sqm approx



39 Service St CLUNES 3370 (REI)

Agent Comments



Price: \$310,000

Method: Private Sale

Date: 14/08/2016

Rooms: -

Property Type: House (Rur)



15 Camp St CLUNES 3370 (VG)

Agent Comments



Price: \$305,000

Method: Sale

Date: 30/01/2017

Rooms: -

Property Type: House (Res)

Land Size: 644 sqm approx