

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

108 Courts Road, Clarendon Vic 3352

Indicative selling price

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

Single price

\$*

or range between

\$430,000

&

\$473,000

Median sale price

Median price

\$412,000

*House

X

*Unit

Suburb
or locality

Buninyong

Period - From

01/01/2017

to

31/03/2017

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
3 Winter Street Buninyong Vic 3357	\$595,000	02/06/2017
505 Palmerston Street Buninyong Vic 3357	\$410,000	10/05/2017
414 Learmonth Street Buninyong Vic 3357	\$339,000	18/05/2017

*The agent found that there were no comparable properties within Clarendon, The closest reference being Buninyong.