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 and postcode

46 Service Street Clunes VIC 3370

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	\$500,000	or range between	&	
Median sale price				
(*Delete house or unit as ap	plicable)			

Median Price	\$420,000	Prope	Property type House		Suburb	Clunes	
Period-from	01 Dec 2020	to	30 Nov 2	2021	Source		Corelogic

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	
49 Service Street Clunes VIC 3370	\$430,000	08-Dec-21	

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.

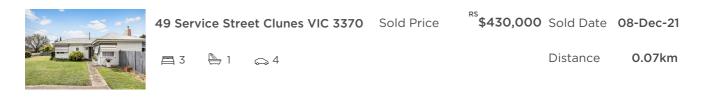
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RS = Recent sale UN = Undisclosed Sale

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