

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 38 Talbot 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 \$330,000.00 or range between \$* & \$

Median sale price

Median price \$395,000 (3BR) Property Type House Suburb or Locality Clunes
Period - From Updated to March 30th 2021 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 14 Bath St Clunes 2BR 1 Bth 532M2	\$575,123	Apr 23rd 2021
2 54 Service St Clunes 2BR 1 Bth 1076M2	\$350,000	Apr 11th 2021
3 69 Talbot Rd Clunes 3BR 1 Bth 566M2	\$335,000	Apr 9th 2021

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: 08.05.21