

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

6 Leslie 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 \$* or range between \$640,000 & \$660,000

Median sale price

Median price \$412,500 Property type House Suburb Clunes

Period - From 01/01/2021 to 31/12/2021 Source Corelogic

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
5 Hill Street Clunes VIC 3370	\$710,000	25/02/2021
47 Talbot Road Clunes VIC 3370	\$645,000	28/07/2021
42 Service Street Clunes VIC 3370	\$720,000	24/04/2021

This Statement of Information was prepared on: 25/01/2022