

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

2 Lothair Street, Clunes Vic 3370

Indicative selling price

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

Single price \$90,000

Median sale price

Median price \$130,000

Vacant land X

Suburb Clunes

Period - From 16/09/2018

to 15/09/2019

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 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	20 Creswick Rd CLUNES 3370	\$70,000	28/05/2019
2	11 Lathlain St CLUNES 3370	\$70,000	28/08/2018
3	4 Canterbury St CLUNES 3370	\$50,000	06/04/2018

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:

16/09/2019

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Indicative Selling Price

\$90,000

Median Land Price

16/09/2018 - 15/09/2019: \$130,000



Property Type: Land (Res)

Land Size: 1110.0 sqm approx

Agent Comments

Comparable Properties

20 Creswick Rd CLUNES 3370 (VG)

Agent Comments



Price: \$70,000

Method: Sale

Date: 28/05/2019

Property Type: Land

Land Size: 800 sqm approx



11 Lathlain St CLUNES 3370 (VG)

Agent Comments



Price: \$70,000

Method: Sale

Date: 28/08/2018

Property Type: Land

Land Size: 2699 sqm approx



4 Canterbury St CLUNES 3370 (REI/VG)

Agent Comments



Price: \$50,000

Method: Private Sale

Date: 06/04/2018

Property Type: Land

Land Size: 1141 sqm approx