

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

16A Canterbury Street, Clunes Vic 3370

Indicative selling price

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

Single price

\$480,000

Median sale price

Median price

\$397,000

Property Type

House

Suburb

Clunes

Period - From

01/07/2020

to

30/09/2020

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 eighteen 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	30 Service St CLUNES 3370	\$450,000	04/09/2020
2	16 Lothair St CLUNES 3370	\$425,000	09/10/2020
3			

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 eighteen months.~~

This Statement of Information was prepared on:

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Indicative Selling Price
\$480,000

Median House Price
September quarter 2020: \$397,000



3 1 2

Property Type: House (Res)
Land Size: 590 sqm approx
Agent Comments

Comparable Properties



30 Service St CLUNES 3370 (REI/VG)

Agent Comments

4 2 1

Price: \$450,000
Method: Private Sale
Date: 04/09/2020
Property Type: House
Land Size: 498 sqm approx

16 Lothair St CLUNES 3370 (VG)

Agent Comments

3 - -

Price: \$425,000
Method: Sale
Date: 09/10/2020
Property Type: House (Res)
Land Size: 977 sqm approx

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 eighteen months.