

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

28 Smeaton Road, Clunes Vic 3370

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$330,000

&

\$345,000

Median sale price

Median price \$330,000

House

X

Unit

Suburb or locality Clunes

Period - From 01/10/2016

to

30/09/2017

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	41 Leslie St CLUNES 3370	\$340,000	06/11/2017
2	15 Boundary St CLUNES 3370	\$340,000	04/04/2017
3	51 Service St CLUNES 3370	\$330,000	12/06/2017

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 5315 sqm approx

Agent Comments

Indicative Selling Price

\$330,000 - \$345,000

Median House Price

Year ending September 2017: \$330,000

Comparable Properties



41 Leslie St CLUNES 3370 (REI/VG)

Agent Comments



Price: \$340,000

Method: Private Sale

Date: 06/11/2017

Rooms: -

Property Type: House

Land Size: 2254 sqm approx



15 Boundary St CLUNES 3370 (REI/VG)

Agent Comments



Price: \$340,000

Method: Private Sale

Date: 04/04/2017

Rooms: 5

Property Type: House

Land Size: 40470 sqm approx



51 Service St CLUNES 3370 (VG)

Agent Comments



Price: \$330,000

Method: Sale

Date: 12/06/2017

Rooms: -

Property Type: House (Res)

Land Size: 798 sqm approx