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

4 Angus Street, Clunes Vic 3370

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$575,000		&		\$600,000			
Median sale pr	ice							
Median price	\$397,000	Pro	operty Type	Hou	se		Suburb	Clunes
Period - From	01/07/2020	to	30/09/2020		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	57 Albert St CLUNES 3370	\$625,000	20/11/2020
2	107 Foulkes Cr CLUNES 3370	\$602,000	22/06/2020
3	25 Cemetery Rd CLUNES 3370	\$590,000	20/11/2019

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:

11/12/2020 10:25



4 Angus Street, Clunes Vic 3370







Property Type: Residential (House Land Size: 4860 sqm approx Agent Comments Angela Flowers +61 3 5348 1700 +61 437 456 908 angela.flowers@belleproperty.com

Indicative Selling Price \$575,000 - \$600,000 Median House Price September quarter 2020: \$397,000

Comparable Properties



57 Albert St CLUNES 3370 (REI)



Price: \$625,000 Method: Private Sale Date: 20/11/2020 Property Type: House Land Size: 3876 sqm approx Agent Comments



Price: \$602,000 Method: Private Sale Date: 22/06/2020 Property Type: House

Land Size: 20235 sqm approx

4

25 Cemetery Rd CLUNES 3370 (REI/VG)

107 Foulkes Cr CLUNES 3370 (REI/VG)

2

6 3



Price: \$590,000 Method: Private Sale Date: 20/11/2019 Property Type: House Land Size: 13597 sqm approx Agent Comments

Agent Comments

Account - Belle Property Daylesford | P: +61 3 5348 1700



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.