

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 consumer.vic.gov.au/underquoting

Range between

\$575,000

&

\$600,000

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 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	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:

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Indicative Selling Price

\$575,000 - \$600,000

Median House Price

September quarter 2020: \$397,000



4 2 2

Property Type: Residential (House)

Land Size: 4860 sqm approx

Agent Comments

Comparable Properties



57 Albert St CLUNES 3370 (REI)

Agent Comments

4 2 2

Price: \$625,000

Method: Private Sale

Date: 20/11/2020

Property Type: House

Land Size: 3876 sqm approx



107 Foulkes Cr CLUNES 3370 (REI/VG)

Agent Comments

4 2 3

Price: \$602,000

Method: Private Sale

Date: 22/06/2020

Property Type: House

Land Size: 20235 sqm approx



25 Cemetery Rd CLUNES 3370 (REI/VG)

Agent Comments

4 2 2

Price: \$590,000

Method: Private Sale

Date: 20/11/2019

Property Type: House

Land Size: 13597 sqm approx