



Colette Genevieve Fulham T/A Colette's Goldfields Real Estate
54B Fraser Street Clunes VIC 3370
Tel: 0488 052 155 Agent No: Licence Number 080911L

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STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 47 Smeaton Road Clunes 3370

Including suburb or
locality and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$88,000 or range between \$88,000 & \$94,000

Median sale price

Median price \$340,000 Property Type All Property Suburb or Locality Clunes

Period - From Updated to July 2nd 2020 Source Realestate.com.au

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 Lot 2 82 Fraser Street Clunes 765M2	\$91,750	3rd Apr 2020
2 6 Macdonald Street Clunes 800M2	\$75,000	18th Feb 2020
3 31 Leslie Street Clunes 482M2	\$92,500	6th Feb 2020

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: 28.07.2020