

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

Lot 2/160 Fairview Dr, Clunes Vic 3370

Indicative selling price

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

Range between

\$300,000

&

\$330,000

Median sale price

Median price

\$180,000

Property Type

Vacant land

Suburb

Clunes

Period - From

28/01/2020

to

27/01/2021

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	14 Criterion Ct CLUNES 3370	\$300,000	20/10/2020
2	12 Nicholson St CLUNES 3370	\$275,000	25/11/2020
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:

28/01/2021 15:30

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Indicative Selling Price

\$300,000 - \$330,000

Median Land Price

28/01/2020 - 27/01/2021: \$180,000



Property Type:

Agent Comments

Comparable Properties



14 Criterion Ct CLUNES 3370 (REI/VG)

Agent Comments



Price: \$300,000

Method: Private Sale

Date: 20/10/2020

Property Type: Land

Land Size: 15782.75 sqm approx



12 Nicholson St CLUNES 3370 (REI/VG)

Agent Comments



Price: \$275,000

Method: Private Sale

Date: 25/11/2020

Property Type: Land

Land Size: 9490 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.