

## 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 25 Fawcett Drive Clunes 3370

Including suburb or  
locality and postcode

#### Indicative selling price

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

Single price \$\* or range between \$250,000 & \$275,000

#### Median sale price

Median price \$352.500 Property Type All Property Suburb or Locality Clunes

Period - From Updated to Nov 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 38 Consol Court Clunes 0.71HA	\$222000	28th July 2020
2 115 Blackmores Road Clunes 0.89HA	\$212500	19th Aug 2020
3 65 Albert Street Clunes 0.83HA	\$180,000	21st Oct 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: 19.11.2020