

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

\$352.500

Median price

Period - From Updated

VR028 © Lawsoft Pty Ltd

STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered fo	r sale			
Address	25 Fawcett Drive Clunes 3370			
Including suburb or locality and postcode				
Indicative selling p	rice			
For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)				
Single price \$*	or range between	\$250,000	& <u>\$275,000</u>	
Median sale price				
		Suburb or		

Comparable property sales (*Delete A or B below as applicable)

to Nov 2nd 2020

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.

Property Type All Property

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

	١	
L	,	П

	<u> </u>	<u>I ne estate adent or adent s representative reasonanty nelleves that tewer than three comparable properties were</u>
_		The estate agent of agents representative reasonably believes that lewer than three comparable properties were
		sold within five kilometres of the property for sale in the last 18 months
		and within five knowledge of the property for sale in the last formorthis.

This Statement of Information was prepared on:

40 44 0000		
19.11.2020		

Locality Clunes

Source Realestate.com.au

reaforms.com.au 25 Fawcett Drive Clunes 3370