

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

37 Leslie Street, Clunes Vic 3370

Indicative selling price

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

Single price

\$330,000

Median sale price

Median price

\$374,000

Property Type

House

Suburb

Clunes

Period - From

16/09/2018

to

15/09/2019

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	17 Leslie St CLUNES 3370	\$335,000	21/11/2018
2	99 Bailey St CLUNES 3370	\$315,000	21/07/2019
3	41 Alliance St CLUNES 3370	\$250,000	25/01/2019

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:

16/09/2019



3 1 6

Property Type: House (Previously Occupied - Detached)

Land Size: 1230 sqm approx

Agent Comments

Comparable Properties

17 Leslie St CLUNES 3370 (VG)

Agent Comments

3 - -

Price: \$335,000

Method: Sale

Date: 21/11/2018

Property Type: House (Res)

Land Size: 1085 sqm approx



99 Bailey St CLUNES 3370 (VG)

Agent Comments

3 - -

Price: \$315,000

Method: Sale

Date: 21/07/2019

Property Type: House (Res)

Land Size: 506 sqm approx



41 Alliance St CLUNES 3370 (VG)

Agent Comments

3 - -

Price: \$250,000

Method: Sale

Date: 25/01/2019

Property Type: House (Res)

Land Size: 1112 sqm approx