

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

15 New North Court, Clunes Vic 3370

Indicative selling price

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

Single price

\$490,000

Median sale price

Median price

\$380,000

Property Type

House

Suburb

Clunes

Period - From

15/02/2019

to

14/02/2020

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	55 Criterion Ct CLUNES 3370	\$475,000	16/08/2018
2	3567 Ballarat Maryborough Rd CLUNES 3370	\$370,000	09/04/2019
3	53 Criterion Ct CLUNES 3370	\$365,000	24/03/2019

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:

15/02/2020 14:25

Angela Flowers
+61 3 5348 1700
+61 437 456 908
angela.flowers@belleproperty.com

Indicative Selling Price
\$490,000

Median House Price
15/02/2019 - 14/02/2020: \$380,000



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Property Type: House
Land Size: 16188 sqm approx
Agent Comments

Comparable Properties



55 Criterion Ct CLUNES 3370 (VG)

Agent Comments

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Price: \$475,000
Method: Sale
Date: 16/08/2018
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 21889 sqm approx



3567 Ballarat Maryborough Rd CLUNES 3370 (VG)

Agent Comments

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Price: \$370,000
Method: Sale
Date: 09/04/2019
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 11719 sqm approx



53 Criterion Ct CLUNES 3370 (VG)

Agent Comments

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Price: \$365,000
Method: Sale
Date: 24/03/2019
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 15555 sqm approx