

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

17 Fraser Street, Clunes Vic 3370

Indicative selling price

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

Single price \$350,000

Median sale price

Median price \$425,000

Property Type House

Suburb Clunes

Period - From 13/09/2020

to 12/09/2021

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	1 Hill St CLUNES 3370	\$370,000	15/04/2021
2	54 Service St CLUNES 3370	\$350,000	18/04/2021
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:

13/09/2021 15:08

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Indicative Selling Price

\$350,000

Median House Price

13/09/2020 - 12/09/2021: \$425,000



1 1 2

Property Type: House

Land Size: 639 sqm approx

Agent Comments

Comparable Properties



1 Hill St CLUNES 3370 (REI)

2 1 1

Agent Comments

Price: \$370,000

Method: Private Sale

Date: 15/04/2021

Property Type: House

Land Size: 437 sqm approx



54 Service St CLUNES 3370 (REI/VG)

2 1 1

Agent Comments

Price: \$350,000

Method: Private Sale

Date: 18/04/2021

Property Type: House

Land Size: 1076 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.

Account - Belle Property Daylesford | P: +61 3 5348 1700