

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

220 Fairview Drive, Clunes Vic 3370

Indicative selling price

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

Range between \$495,000

&

\$540,000

Median sale price

Median price \$365,000

Property Type House

Suburb Clunes

Period - From 01/07/2019

to

30/06/2020

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 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	107 Foulkes Cr CLUNES 3370	\$602,000	22/06/2020
2	25 Cemetery Rd CLUNES 3370	\$590,000	20/11/2019
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:

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

Indicative Selling Price

\$495,000 - \$540,000

Median House Price

Year ending June 2020: \$365,000



3 2 2

Property Type: Hobby Farm < 20 ha

Land Size: 10450 sqm approx

Agent Comments

Comparable Properties



107 Foulkes Cr CLUNES 3370 (REI)

Agent Comments

4 2 3

Price: \$602,000

Method: Private Sale

Date: 22/06/2020

Property Type: House

Land Size: 20235 sqm approx



25 Cemetery Rd CLUNES 3370 (REI/VG)

Agent Comments

4 2 2

Price: \$590,000

Method: Private Sale

Date: 20/11/2019

Property Type: House

Land Size: 13597 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.