

STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 75 Service Street Clunes 3370

Including suburb or
locality and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* _____ or range between \$500,000 & \$550,000

Median sale price

Median price \$437,500 (\$ BR) Property Type House Suburb or Locality Clunes

Period - From Updated to Nov 2nd 2020 Source Realestate.com.au

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 43 Talbot Rd Clunes 2BR 2BTH 3043M2	\$397,500	8th Sept 2020
2 12 Albert St Clunes 3BR 1BTH 1105M2	\$375,000	2nd Juky 2020
3 37 Creswick rd Clunes 4BR 2BTH 2292M2	\$405,000	28th Feb 2020

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: 09.11.2020