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

12 Nicholson Street, Clunes Vic 3370

Indicative selling price

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

Single price | $275,000

Median sale price

| Median price | $160,000 | Property Type | Vacant land | Suburb | Clunes |

| Period - From | 04/11/2019 | to | 03/11/2020 | 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 14 Criterion Ct, Clunes, Vic 3370, Australia	$300,000	23/10/2020
2 4 Island St CLUNES 3370	$250,000	08/01/2020
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: 04/11/2020 11:10

CONSUMER AFFAIRS VICTORIA

12 Nicholson Street, Clunes Vic 3370

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Property Type: Land (Res)
Land Size: 9490 sqm approx

Agent Comments

Indicative Selling Price
$275,000
Median Land Price
04/11/2019 - 03/11/2020: $160,000

Comparable Properties

14 Criterion Ct, Clunes, Vic 3370, Australia (REI)

Agent Comments

Price: $300,000
Method:
Date: 23/10/2020
Property Type: Land

4 Island St CLUNES 3370 (VG)

3

Agent Comments

Price: $250,000
Method: Sale
Date: 08/01/2020
Property Type: Hobby Farm < 20 ha
Land Size: 8710 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