

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

Lot 1/24 Beckwith St, Clunes Vic 3370

Indicative selling price

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

Single price

\$470,000

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	61 Albert St CLUNES 3370	\$525,000	25/06/2019
2	38 Canterbury St CLUNES 3370	\$482,500	22/05/2019
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:

31/07/2020 08:30

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Indicative Selling Price
\$470,000

Median House Price
Year ending June 2020: \$365,000



Property Type: House
Land Size: 1082 sqm approx
Agent Comments

Comparable Properties



61 Albert St CLUNES 3370 (REI/VG)

Agent Comments



Price: \$525,000
Method: Sold After Auction
Date: 25/06/2019
Property Type: House
Land Size: 4040 sqm approx

38 Canterbury St CLUNES 3370 (VG)

Agent Comments



Price: \$482,500
Method: Sale
Date: 22/05/2019
Property Type: House (Res)
Land Size: 2190 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.