Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	Lot 1/24 Beckwith	St, Clunes Vic 3370
Including suburb or		
locality and postcode		

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	Pro	perty 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

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



Date of sale





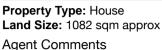
Indicative Selling Price \$470,000 **Median House Price**

Year ending June 2020: \$365,000











Comparable Properties







Method: Sold After Auction Date: 25/06/2019 Property Type: House

Land Size: 4040 sqm approx

Agent Comments









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.

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