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STATEMENT OF INFORMATION

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Indicative selling price

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

(*Delete single price or range as applicable)

Single price \$385,000.00 or range between \$* & \$

Median sale price

(*Delete house or unit as applicable)

Median price \$360,000 (4BR) *House ☒ *unit ☐ Suburb or locality Clunes

Period - From Last Updated to Jan 2nd 2019 Source Realestate.com.au

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1 45 Smeaton Rd Clunes 2 Bed 1332 M2	\$415000	30th March 2018
2 27 Leslie Street Clunes 2 Bedroom 961M2	\$375000	29th Aug 2018
3 5 Flood Street Clunes 4 Bed 2 bath 1236M2 Newish build	\$510000	28th Sept 2018

OR

~~**B*** **Either** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months*.~~
~~**Or** 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*.~~

(*Delete as applicable)