

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 and
postcode

94 BAILEY STREET CLUNES VIC 3370

Indicative selling price

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

Single Price

\$550,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

House

Suburb

Clunes

Period-from

01 Mar 2021

to

28 Feb 2022

Source

Corelogic

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

10 CANTERBURY STREET CLUNES VIC 3370	\$535,000	07-Jan-21
75 SERVICE STREET CLUNES VIC 3370	\$490,000	18-Feb-21

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: 10 March 2022

COVID-19 Awareness
OFI & AUCTION POLICY

COVID-19 AWARENESS
All agents and attendees must wear a mask and maintain social distancing at all times.

SALES BY OFFER
All properties are sold by offer only. No auctions will be held.

PROPERTY INSPECTIONS
All property inspections must be conducted via video call or in person with a mask and social distancing.

SAFETY FIRST
All agents and attendees must wear a mask and maintain social distancing at all times.

For more information please visit our website at <https://www.belleproperty.com.au/covid-19>

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10 CANTERBURY STREET CLUNES VIC 3370 Sold Price **\$535,000** Sold Date **07-Jan-21**

4 1 2

Distance -



75 SERVICE STREET CLUNES VIC 3370 Sold Price **\$490,000** Sold Date **18-Feb-21**

4 2 2

Distance -

RS = Recent sale UN = Undisclosed Sale

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