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## STATEMENT OF INFORMATION

### Single residential property located outside the Melbourne metropolitan area Sections 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address 20A Angus Street Clunes 3370

Including suburb or  
 locality and postcode

#### Indicative selling price

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

Single price \$\* \_\_\_\_\_ or range between \$440000 \_\_\_\_\_ & \$480000 \_\_\_\_\_

#### Median sale price

Median price \$370000 \_\_\_\_\_ Property Type House \_\_\_\_\_ Suburb or Locality Clunes \_\_\_\_\_  
 Period - From Updated \_\_\_\_\_ to Dec 19th 2019 \_\_\_\_\_ Source Realestate.com.au \_\_\_\_\_

#### 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 |
|--------------------------------|-------|--------------|
|--------------------------------|-------|--------------|

|  |          |              |
|--|----------|--------------|
| 1 22-24 Creswick Road Clunes 3370 4BR 3BTH 2181 M2 | \$425000 | 9th Dec 2019 |
| 2  | \$       |              |
| 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 18 months.

This Statement of Information was prepared on: 23.01.20