

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 175 Pitchers Lane 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 \$135,000.00 or range between \$* & \$

Median sale price

Median price \$350,000 (3Br) Property Type House Suburb or Locality Clunes
Period - From Updated to 29th Sept 2020 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 55 Cemetery Rd Clunes 4.52 Hectare	\$292500	16th Oct 2020
2 65 Pickfords Rd Clunes 4 Hectare	\$215000	29th June 2020
3 10 Island Street Clunes 0.98 Hectare	\$150,000	17th Sept 2020

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: 16.10.2020