

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 or
locality and postcode

245 Learmonth Road, Clunes 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

\$350,000

or range between

\$*

&

\$*

Median sale price

Median price

\$212,000

Property type

Land

Suburb

Clunes

Period - From

01/08/2020

to

31/07/2021

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

225 Learmonth Road, Clunes 3370

\$390,000

06/07/2020

95 Roses Lane, Clunes 3370

\$360,000

30/03/2021

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:

09/11/2021