

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

95 Roses Lane, Clunes Vic 3370

Indicative selling price

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

Single price

\$370,000

Median sale price

Median price

\$201,000

Property Type

Vacant land

Suburb

Clunes

Period - From

11/03/2020

to

10/03/2021

Source

REIV

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 eighteen 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	225 Learmonth Rd CLUNES 3370	\$390,000	06/07/2020
2	25 Fawcett Dr CLUNES 3370	\$270,000	22/11/2020
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 eighteen months.~~

This Statement of Information was prepared on:

11/03/2021 18:37

Angela Flowers
+61 3 5348 1700
+61 437 456 908
angela.flowers@belleproperty.com

Indicative Selling Price
\$370,000

Median Land Price
11/03/2020 - 10/03/2021: \$201,000



Property Type: Hobby Farm < 20 ha
Land Size: 40278 sqm approx
Agent Comments

Comparable Properties



225 Learmonth Rd CLUNES 3370 (VG)

Agent Comments



Price: \$390,000
Method: Sale
Date: 06/07/2020
Property Type: Hobby Farm < 20 ha
Land Size: 65100 sqm approx

25 Fawcett Dr CLUNES 3370 (VG)

Agent Comments



Price: \$270,000
Method: Sale
Date: 22/11/2020
Property Type: Hobby Farm < 20 ha
Land Size: 38606 sqm approx

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 eighteen months.