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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 23 Flood 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 \$160000 or range between \$* & \$

Median sale price

Median price \$375000 Property Type House 3BR Suburb or Locality Clunes 3370
Period - From Updated to Sept 4th 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 2 Camp Pde Clunes	\$230000	30th Aug 2019
2 10 Foulkes Crescent Clunes	\$175000	3rd Jul 2019
3 11 Flood Street Clunes	\$128500	26th Jun 2019

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: 16th Sept 2019