# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

	79 Fairview Road, Clunes Vic 3370
Address	79 Fairview Road, Clunes Vic 3370
Including suburb or	
locality and postcode	

#### Indicative selling price

Property offered for sale

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Single price \$360,000

#### Median sale price

Median price	\$380,000	Pro	perty Type	House		Suburb	Clunes
Period - From	12/02/2019	to	11/02/2020		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.

Ad	dress of comparable property	Price	Date of sale
1	100 Learmonth Rd CLUNES 3370	\$345,000	02/12/2019
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 eighteen months.

This Statement of Information was prepared on:	12/02/2020 14:35





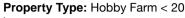


**Indicative Selling Price** \$360,000 **Median House Price** 

12/02/2019 - 11/02/2020: \$380,000







Land Size: 28115 sqm approx

**Agent Comments** 



# Comparable Properties



100 Learmonth Rd CLUNES 3370 (REI)





Price: \$345,000

Method: Sale by Tender Date: 02/12/2019 Property Type: House

Land Size: 31566 sqm approx

**Agent Comments** 

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.

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