

# 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

79 Fairview Road, Clunes Vic 3370

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$360,000

### Median sale price

Median price

\$380,000

Property 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.~~

Address 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

79 Fairview Road, Clunes Vic 3370



**Property Type:** Hobby Farm < 20  
ha  
**Land Size:** 28115 sqm approx  
Agent Comments

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

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

**Median House Price**  
12/02/2019 - 11/02/2020: \$380,000

## Comparable Properties



**100 Learmonth Rd CLUNES 3370 (REI)**

Agent Comments



**Price:** \$345,000  
**Method:** Sale by Tender  
**Date:** 02/12/2019  
**Property Type:** House  
**Land Size:** 31566 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.