

# 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

65 Talbot 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

\$469,000

### Median sale price

Median price

\$422,500

Property Type

House

Suburb

Clunes

Period - From

16/08/2020

to

15/08/2021

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	39 Leslie St CLUNES 3370	\$430,000	03/03/2021
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:

16/08/2021 17:26

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**Indicative Selling Price**

\$469,000

**Median House Price**

16/08/2020 - 15/08/2021: \$422,500



**Property Type:**

Agent Comments

## Comparable Properties



**39 Leslie St CLUNES 3370 (REI/VG)**

Agent Comments



**Price:** \$430,000

**Method:** Private Sale

**Date:** 03/03/2021

**Property Type:** House

**Land Size:** 1395 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.