# 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 and postcode

#### 25 TEMPLETON STREET CLUNES VIC 3370

#### Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price		or range between	3.380.000	&	\$400,000					
Median sale price (*Delete house or unit as applicable)										
Median Price	\$500,000	Property type	House	Suburb	Clunes					

30 Apr 2025

Source

#### Comparable property sales (\*Delete A or B below as applicable)

01 May 2024

**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.

to

Address of comparable property	Price	Date of sale
58 TALBOT ROAD CLUNES VIC 3370	\$470,000	23-May-25
11 CAMP STREET CLUNES VIC 3370	\$395,000	15-Nov-24
84 FRASER STREET CLUNES VIC 3370	\$370,000	09-May-24

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: 28 May 2025

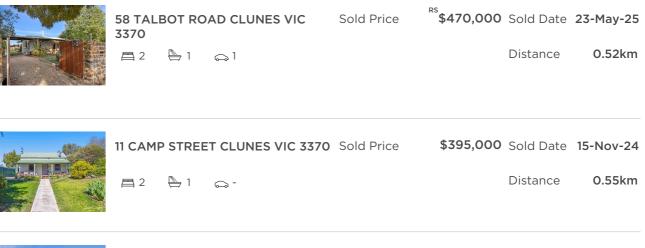


Corelogic

consumer.vic.gov.au



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 84 FRASER STREET CLUNES VIC 3370		Sold Price	\$370,000	Sold Date	09-May-24		
	1	<b>-</b>				Distance	0.58km

RS = Recent sale UN = Undisclosed Sale

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