Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sa	le
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Address Including suburb and postcode	38 Bute Close, Clunes, Vic 3370
ative selling price	

Indica

For the meaning of this price s	see consumer.vic.gov	.au/underquoting	
range between	\$299,000	&	\$320,000

Median sale price

Median price		\$182,000	Property type	Vacant I	Land	Suburb	Clunes
Period - From	01/08/2024	to	31/07/2025	Source	Cotality	У	

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
21 Central Court, Clunes, VIC 3370	\$280,000	14/07/2025
68 New North Court, Clunes, VIC 3370	\$285,000	16/05/2025
200 Mcdonalds Road, Clunes, VIC 3370	\$285,000	23/06/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable propertieswere sold within five kilometres of the property for sale in the last eighteen months.

This Statement of Information was prepared on:	06/08/2025

