

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

58 TALBOT ROAD CLUNES VIC 3370

Indicative selling price

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

Single Price

\$480,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$499,000

Property type

House

Suburb

Clunes

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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 18 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

59 TALBOT ROAD CLUNES VIC 3370	\$510,000	21-Oct-24
22 TALBOT ROAD CLUNES VIC 3370	\$400,000	21-Mar-24
7 PURCELL STREET CLUNES VIC 3370	\$460,000	23-Sep-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.~~

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**59 TALBOT ROAD CLUNES VIC
3370**

3 1 3

Sold Price **\$510,000** Sold Date **21-Oct-24**

Distance **0.1km**



**22 TALBOT ROAD CLUNES VIC
3370**

2 1 1

Sold Price **\$400,000** Sold Date **21-Mar-24**

Distance **0.42km**



**7 PURCELL STREET CLUNES VIC
3370**

1 1 1

Sold Price **\$460,000** Sold Date **23-Sep-24**

Distance **0.61km**

RS = Recent sale **UN** = Undisclosed Sale

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