

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

71 BAILEY STREET 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

or range
between

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$472,500

Property type

House

Suburb

Clunes

Period-from

01 Jan 2025

to

31 Dec 2025

Source

Cotality

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

75 BAILEY STREET CLUNES VIC 3370	\$540,000	11-Dec-25
5 COMET STREET CLUNES VIC 3370	\$565,000	18-Dec-24
14 GRANT STREET CLUNES VIC 3370	\$540,000	09-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.~~

This Statement of Information was prepared on: 05 January 2026


75 BAILEY STREET CLUNES VIC 3370

Sold Price

^{RS}
\$540,000

Sold Date

11-Dec-25


Distance

0.03km

5 COMET STREET CLUNES VIC 3370

Sold Price

\$565,000

Sold Date

18-Dec-24


Distance

0.17km

14 GRANT STREET CLUNES VIC 3370

Sold Price

\$540,000

Sold Date

09-Sep-24


Distance

0.31km
RS = Recent sale

UN = Undisclosed Sale

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