

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

74 Bailey Street, Clunes Vic 3370

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$420,000

Median sale price

Median price \$530,000

Property Type House

Suburb Clunes

Period - From 01/04/2024

to 31/03/2025

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 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
1	81 Bailey St CLUNES 3370	\$430,000	18/12/2024
2	11 Camp St CLUNES 3370	\$395,000	18/11/2024
3	48 Leslie St CLUNES 3370	\$420,000	13/01/2024

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:

19/05/2025 13:08

74 Bailey Street, Clunes Vic 3370



Robert Cunningham
0353370040
0418543634
robert@doepels.com.au



Property Type:
Agent Comments

Indicative Selling Price
\$420,000

Median House Price
Year ending March 2025: \$530,000

Comparable Properties



81 Bailey St CLUNES 3370 (REI/VG)

Agent Comments



Price: \$430,000
Method: Private Sale
Date: 18/12/2024
Property Type: House
Land Size: 911 sqm approx



11 Camp St CLUNES 3370 (REI/VG)

Agent Comments



Price: \$395,000
Method: Private Sale
Date: 18/11/2024
Property Type: House
Land Size: 980 sqm approx



48 Leslie St CLUNES 3370 (REI/VG)

Agent Comments



Price: \$420,000
Method: Private Sale
Date: 13/01/2024
Property Type: House (Res)
Land Size: 1062 sqm approx

Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559



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