

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

CA10A Flood 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 \$125,000

or range between \$ /

&

\$ /

Median sale price

Median price \$205,000

Property type LAND

Suburb CLUNES

Period - From 01 JUNE 24

to

31 MAY 25

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

1 ca57 & 57, 5 FRASER STREET CLUNES, VIC, 3370	\$100,000	04-FEB-25
2 4 CANTERBURY STREET, CLUNES, VIC, 3370	\$110,000	30-APR-25
3 72 FRASER STREET, CLUNES, VIC 3370	\$210,000	28-NOV-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: 31st October 2025