

Statement of Information Singlesidentialproperty located outside the Melbourne metropolitan area

Property offered for sale

Section 47AF of the *Estate Agents Act 1980*

Address
Including suburb and
postcode

CA1, Sec 10, 24 Albert Street, Clunes, Vic 3370

Indicative selling price

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

Single price \$195,000

Median sale price

Your paragraph text

Median price

\$182,000

Property type

Vacant Land

Suburb

Clunes

Period - From

01/08/2024

to

31/07/2025

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 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
Lot 2, 4 Canterbury Street, Clunes, VIC 3370	\$110,000	11/04/2025
2a George Street, Clunes, VIC 3370	\$200,000	01/11/2024

OR

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

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