

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

24 Alliance Street, Clunes Vic 3370

Indicative selling price

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

Single price

\$250,000

Median sale price

Median price

\$200,000

Property Type

Vacant land

Suburb

Clunes

Period - From

04/07/2023

to

03/07/2024

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	8 Oriental St CLUNES 3370	\$260,000	10/02/2023
2	154 Fairview Dr CLUNES 3370	\$250,000	26/04/2024
3	14 Criterion Ct CLUNES 3370	\$250,000	21/12/2023

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:

04/07/2024 11:27



Property Type: LAND
Land Size: 8065 sqm approx
Agent Comments

Indicative Selling Price

\$250,000

Median Land Price

04/07/2023 - 03/07/2024: \$200,000

Comparable Properties



8 Oriental St CLUNES 3370 (VG)

Agent Comments



Price: \$260,000
Method: Sale
Date: 10/02/2023
Property Type: Hobby Farm < 20 ha
Land Size: 11900 sqm approx



154 Fairview Dr CLUNES 3370 (REI)

Agent Comments



Price: \$250,000
Method: Private Sale
Date: 26/04/2024
Property Type: Land (Res)
Land Size: 8903.09 sqm approx



14 Criterion Ct CLUNES 3370 (VG)

Agent Comments



Price: \$250,000
Method: Sale
Date: 21/12/2023
Property Type: Land

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