Statement of Information
Singleresidentialproperty located outside the Melbourne metropolitan area

Propertyofferedforsale

Section 47AF of the *EstateAgents Act 1980*

Address Including suburb and postcode	Lot 1, 40 Foulkes Cres, Clunes, Vic 3370

Indicative selling price

Forthemeaningofthis pricesee consumer.vic.gov.au/underquoting

Single price	$330,000

Median sale price

Median price	$182,000	Property type	***Vacant Land***	Suburb	Clunes

Period - From	01/09/2024	to	31/08/2025	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
200 Mcdonalds Road, Clunes, VIC 3370	$285,000	23/06/2025
68 New North Court, Clunes, VIC 3370	$285,000	16/05/2025
21 Central Court, Clunes, VIC 3370	$280,000	14/07/2025

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 eighteen months.~~

This Statement of Information was prepared on: 04/09/2025