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 and postcode	65 NEW NORTH COURT 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	$590,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$485,000	Property type	House	Suburb	Clunes
Period-from	01 Oct 2022	to	30 Sep 2023	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
85 FAIRVIEW ROAD CLUNES VIC 3370	$580,000	20-Sep-23
125 MCDONALDS ROAD CLUNES VIC 3370	$650,000	18-Jul-22
10 FAWCETT DRIVE CLUNES VIC 3370	$585,000	21-May-22

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.~~

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85 FAIRVIEW ROAD CLUNES VIC 3370

3 2 4

Sold Price RS $580,000 Sold Date 20-Sep-23

Distance 1.24km



125 MCDONALDS ROAD CLUNES VIC 3370

3 1 2

Sold Price $650,000 Sold Date 18-Jul-22

Distance 1.34km



10 FAWCETT DRIVE CLUNES VIC 3370

4 1 3

Sold Price $585,000 Sold Date 21-May-22

Distance 2.98km

RS = Recent sale UN = Undisclosed Sale

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