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	49 Service Street, Clunes Vic 3370

Indicative selling price

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

Single price: $450,000

Median sale price

Median price: $420,000 Property Type: House Suburb: Clunes

Period - From: 17/06/2020 to: 16/06/2021 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	17 Service St, Clunes, Vic 3370, Australia	$505,000	12/05/2021
2	30 Service St CLUNES 3370	$450,000	04/09/2020
3	15 Camp St CLUNES 3370	$450,000	10/03/2021

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: 17/06/2021 11:47

CONSUMER AFFAIRS VICTORIA

49 Service Street, Clunes Vic 3370

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2 1 0

Rooms: 3
Property Type: House
Land Size: 839 sqm approx

Agent Comments

Indicative Selling Price
$450,000
Median House Price
17/06/2020 - 16/06/2021: $420,000

Comparable Properties

17 Service St, Clunes, Vic 3370, Australia (REI)

3 1 2

Agent Comments

Price: $505,000
Method:
Date: 12/05/2021
Property Type: House

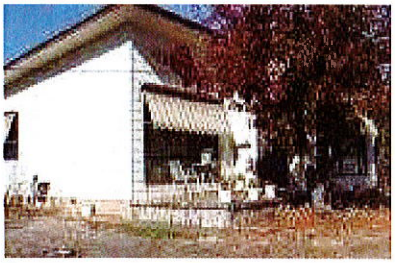


30 Service St CLUNES 3370 (REI/VG)

4 2 1

Agent Comments

Price: $450,000
Method: Private Sale
Date: 04/09/2020
Property Type: House
Land Size: 498 sqm approx



15 Camp St CLUNES 3370 (VG)

3 - -

Agent Comments

Price: $450,000
Method: Sale
Date: 10/03/2021
Property Type: House (Res)
Land Size: 644 sqm approx

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.