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	47 SMEATON ROAD 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	$185,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$210,000	Property type	Land	Suburb	Clunes
Period-from	01 Jul 2021	to	30 Jun 2022	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
19A WEST STREET CLUNES VIC 3370	$210,000	15-Feb-22
21 WEST STREET CLUNES VIC 3370	$210,000	17-Feb-22
3 SMEATON ROAD CLUNES VIC 3370	$195,000	03-Feb-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.~~

This Statement of Information was prepared on: 15 July 2022

Angela Flowers
P 03 5348 1700
M 0437 456 908
E angela.flowers@belleproperty.com



19A WEST STREET CLUNES VIC 3370

- - -

Sold Price **$210,000** Sold Date **15-Feb-22**

Distance **1.82km**



21 WEST STREET CLUNES VIC 3370

- - -

Sold Price Sold Date **17-Feb-22**

Distance **1.83km**



3 SMEATON ROAD CLUNES VIC 3370

- - -

Sold Price RS **$195,000** Sold Date **03-Feb-22**

Distance **0.67km**

RS = Recent sale **UN** = Undisclosed Sale

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