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	147 FAIRVIEW DRIVE 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	$800,000	or range between	$ /	&	$ /

Median sale price

Median price	$490,000	Property type	*House*	Suburb	Clunes
Period - From	01 Jan 2022	to	31 Dec 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
1 60 NEW NORTH COURT CLUNES VIC 3370	$680,000	05-JUL-22
2 161 FAIRVIEW ROAD CLUNES VIC 3370	$670,000	21-JUN-22
3	$	

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: 13th January 2023