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<br>Including suburb and postcode | 94 BAILEY STREET 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 | $495,000 | ~~or range between~~ | | & | |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $500,000 | Property type | House | Suburb | Clunes |
| Period-from | 01 Mar 2022 | to | 28 Feb 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 |
|---|---|---|
| 94 BAILEY STREET CLUNES VIC 3370 | $490,000 | 04-Apr-22 |
| 99 BAILEY STREET CLUNES VIC 3370 | $510,000 | 04-Jun-22 |
| 5 ALBERT STREET CLUNES VIC 3370 | $475,000 | 21-Feb-23 |

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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**94 BAILEY STREET CLUNES VIC 3370**

2 1 2

Sold Price **$490,000** Sold Date **04-Apr-22**

Distance **0km**



**99 BAILEY STREET CLUNES VIC 3370**

2 1 1

Sold Price **$510,000** Sold Date **04-Jun-22**

Distance **0.13km**




**5 ALBERT STREET CLUNES VIC 3370**

3 1 1

Sold Price RS **$475,000** Sold Date **21-Feb-23**

Distance **0.92km**

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

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