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	95 PICKFORDS 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	$290,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$485,000	Property type	Farm	Suburb	Clunes
Period-from	01 Nov 2021	to	31 Oct 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
3530 BALLARAT-MARYBOROUGH ROAD CLUNES VIC 3370	$295,000	28-Mar-22
154 FAIRVIEW DRIVE CLUNES VIC 3370	$282,000	05-Oct-22
245 LEARMONTH ROAD CLUNES VIC 3370	$350,000	14-Dec-21

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: 21 November 2022

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3530 BALLARAT-MARYBOROUGH ROAD CLUNES VIC 3370

- - -

Sold Price **$295,000** Sold Date **28-Mar-22**

Distance **1.25km**



154 FAIRVIEW DRIVE CLUNES VIC 3370

- - -

Sold Price RS **$282,000** Sold Date **05-Oct-22**

Distance **2.8km**



245 LEARMONTH ROAD CLUNES VIC 3370

- - -

Sold Price **$350,000** Sold Date **14-Dec-21**

Distance **2.99km**

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

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