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	1/3 ANGUS 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	$240,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$197,500	Property type	Land	Suburb	Clunes
Period-from	01 Oct 2023	to	30 Sep 2024	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.

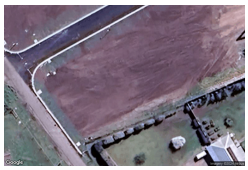
Address of comparable property	Price	Date of sale
14 CRITERION COURT CLUNES VIC 3370	$250,000	21-Dec-23
LOT 1 FAIRVIEW DRIVE CLUNES VIC 3370	$250,000	24-Apr-24
154 FAIRVIEW DRIVE CLUNES VIC 3370	$250,000	14-May-24

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 October 2024

Adam Cleveland
M 0439306833
E adamc@prdcreswick.com.au

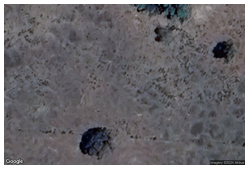


14 CRITERION COURT CLUNES VIC 3370

- - -

Sold Price **$250,000** Sold Date **21-Dec-23**

Distance **1.55km**



LOT 1 FAIRVIEW DRIVE CLUNES VIC 3370

- - -

Sold Price Sold Date **24-Apr-24**

Distance **2.99km**



154 FAIRVIEW DRIVE CLUNES VIC 3370

- - -

Sold Price RS **$250,000** Sold Date **14-May-24**

Distance **3.06km**

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

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