

STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address 445 Creswick Road Clunes 3370

Including suburb or
 locality and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* _____ or range between \$1,350,000 _____ & \$1,485,000 _____

Median sale price

Median price \$427,500 _____ Property Type All Property _____ Suburb or
 Locality Clunes _____

Period - From Updated _____ to Mar 30th 2021 _____ Source Realestate.com.au _____

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	\$	
2	\$	
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: 09.0521