

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 3660 Ballarat-maryborough Road, Clunes Vic 3370
Including suburb or locality and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$175,000

Median sale price

Median price \$130,000

Property Type Vacant land

Suburb Clunes

Period - From 31/10/2018

to 30/10/2019

Source REIV

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 eighteen 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	10 Foulkes Cr CLUNES 3370	\$175,000	05/06/2019
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 eighteen months.

This Statement of Information was prepared on:

31/10/2019 16:27

Angela Flowers

5348 1700

0437 456 908

aflowers@hockingstuart.com.au

Indicative Selling Price

\$175,000

Median Land Price

31/10/2018 - 30/10/2019: \$130,000



 1  1  0

Property Type: Misc
Improvements Rural (no dwelling)

Land Size: 29700 sqm approx

Agent Comments

Comparable Properties



10 Foulkes Cr CLUNES 3370 (VG)

Agent Comments

 -  -  -

Price: \$175,000

Method: Sale

Date: 05/06/2019

Property Type: Hobby Farm < 20 ha

Land Size: 21400 sqm approx

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 eighteen months.