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 or locality and postcode

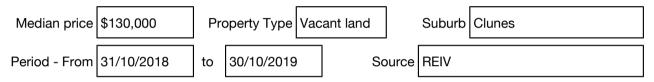
3660 Ballarat-maryborough Road, Clunes Vic 3370

Indicative selling price

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Single price \$175,000

Median sale price



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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto 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



3660 Ballarat-maryborough Road, Clunes Vic 3370

hockingstuart

Angela Flowers 5348 1700





Property Type: Misc Improvements Rural (no dwelling) Land Size: 29700 sqm approx Agent Comments 0437 456 908 aflowers@hockingstuart.com.au Indicative Selling Price \$175.000

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

Comparable Properties



10 Foulkes Cr CLUNES 3370 (VG)



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

Agent Comments

Account - hockingstuart | P: 03 5348 1700 | F: 03 5348 4647

five kilometres of the property for sale in the last eighteen months.



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.