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## STATEMENT OF INFORMATION

# Internet advertising for single residential property located within or outside the Melbourne metropolitan area

### Sections 47AF of the *Estate Agents Act 1980*

#### 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 \$465000 & \$475000

#### Median sale price

(\*Delete house or unit as applicable)

Median price \$365000 (3BR) \*House  \*unit  Suburb or locality Clunes

Period - From Last Updated to Sept 10th 2018 Source Realestate.com.au

#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres/five kilometres\* of the property for sale in the last last six months/18 months\* that the estate agent or agent's representative considers to be most comparable to the property for sale. (\*Delete as applicable)

Address of comparable property	Price	Date of sale
1 23 Angus Street Clunes (3 Bed 1 Bath) 790M2 Walk Dist To Village	\$462000	9th May 2018
2 25 Albert Street Clunes (3Bed 1 Bath) 3434M2 Walk Dist To Village	\$435000	22nd Aug 2018
3 59 Thornton Street Clunes (3BR) 10101M2 Walk Dist To Village	\$474000	9th May 2018

OR

~~B\* Either The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months\*.~~

~~Or 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\*.~~

(\*Delete as applicable)