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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 \$440000 & \$480000

Median sale price

(*Delete house or unit as applicable)

Median price \$340000 (3BR) *House *unit Suburb or locality Clunes

Period - From Last Updated to 6th August 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 25 Albert Street Clunes 3370 (3434M2)	\$435000	22nd August 2018
2 23 Angus Street Clunes 3BR 1 Bath (790M2) (New build)	\$462000	7th Aug 2018
3 56 Talbot Road Clunes 3BR 1 Bath (1000M2)	\$290000	3rd Aug 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)