

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 48 Alliance Street 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 \$450,000 or range between \$* & \$

Median sale price

Median price \$532,500 (4BR) Property Type House Suburb or Locality Clunes

Period - From Updated to March 11th 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
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1 75 Service Street Clunes 989M2 4BR 2 Bth	\$490,000	24th Mar 21
2 13 Ligar Street Clunes 781M2 4BR 1 Bth	\$385,000	23rd Mar 21
3 10 Canterbury St Clunes 959M2 4BR 1 Bth	\$535,000	7th Jan 21

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: 27.03.21