

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 6 Hotham 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 \$* _____ or range between \$675,000 _____ & _____

Median sale price

Median price \$415,000 _____ Property Type All Property _____ Suburb or
Locality Clunes _____
Period - From Updated _____ to Mar 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
1 10 Canterbury Street Clunes 4BR 1 Bth 959M2	\$535000	7th Jan 2021
2 23 Templeton St Clunes 4BR 2 Bth 782M2	\$480,000	3rd Dec 2020
3 75 Service St Clunes 3BR 2 Bth 989M2	\$490,000	18th Feb 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: 31.03.21