



STATEMENT OF INFORMATION

19 MACDONALD ST, CLUNES, VIC-3370

PREPARED BY AAG PROPERTY CONSULTANTS, 45 FRASER STREET CLUNES

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**NEW LAND ESTATE
LEONGATHA,
23 HOUSE BLOCKS**

19 MACDONALD ST, CLUNES, VIC 3370

 3  2  2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$350,000 to \$380,000

MEDIAN SALE PRICE



CLUNES, VIC, 3370

Suburb Median Sale Price (House)

\$263,000

01 July 2016 to 30 June 2017

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



69 NEW NORTH CRT, CLUNES, VIC 3370

 3  2  4

Sale Price

Price Withheld

Sale Date: 07/09/2017

Distance from Property: 2.9km



65 FAIRVIEW DR, CLUNES, VIC 3370

 3  2  3

Sale Price

\$380,000

Sale Date: 07/11/2016

Distance from Property: 4km



25 FAIRVIEW DR, CLUNES, VIC 3370

 3  2  3

Sale Price

\$315,000

Sale Date: 24/06/2016

Distance from Property: 3.7km



This report has been compiled on 25/09/2017 by AAG Property Consultants. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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
Including suburb and
postcode

19 MACDONALD ST, CLUNES, VIC 3370

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$350,000 to \$380,000

Median sale price

Median price

\$263,000

House

Unit

Suburb

CLUNES

Period

01 July 2016 to 30 June 2017

Source

 pricefinder

Comparable property sales

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
69 NEW NORTH CRT, CLUNES, VIC 3370	Price Withheld	07/09/2017
65 FAIRVIEW DR, CLUNES, VIC 3370	\$380,000	07/11/2016
25 FAIRVIEW DR, CLUNES, VIC 3370	\$315,000	24/06/2016