



# STATEMENT OF INFORMATION

15 ANGUS STREET, CLUNES, VIC-3370

PREPARED BY AAG PROPERTY CONSULTANTS, 45 FRASER STREET CLUNES

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**15 ANGUS STREET, CLUNES, VIC 3370**

 4  2  2

Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$365,000**

## MEDIAN SALE PRICE



**CLUNES, VIC, 3370**

Suburb Median Sale Price (House)

**\$250,000**

01 October 2016 to 30 September 2017

Provided by: 

## 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.



**65 FAIRVIEW DR, CLUNES, VIC 3370**

 3  2  3

Sale Price

**\$380,000**

Sale Date: 07/11/2016

Distance from Property: 2.6km



**69 NEW NORTH CRT, CLUNES, VIC 3370**

 3  2  4

Sale Price

**\$410,000**

Sale Date: 28/02/2017

Distance from Property: 1.5km



**7 WEST ST, CLUNES, VIC 3370**

 3  2  6

Sale Price

**\*\$405,000**

Sale Date: 21/08/2017

Distance from Property: 1.3km



This report has been compiled on 16/11/2017 by AAG Property Consultants. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

15 ANGUS STREET, CLUNES, VIC 3370

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price: \$365,000

### Median sale price

Median price \$250,000

House

Unit

Suburb CLUNES

Period 01 October 2016 to 30 September 2017

Source



### 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
65 FAIRVIEW DR, CLUNES, VIC 3370	\$380,000	07/11/2016
69 NEW NORTH CRT, CLUNES, VIC 3370	\$410,000	28/02/2017
7 WEST ST, CLUNES, VIC 3370	*\$405,000	21/08/2017