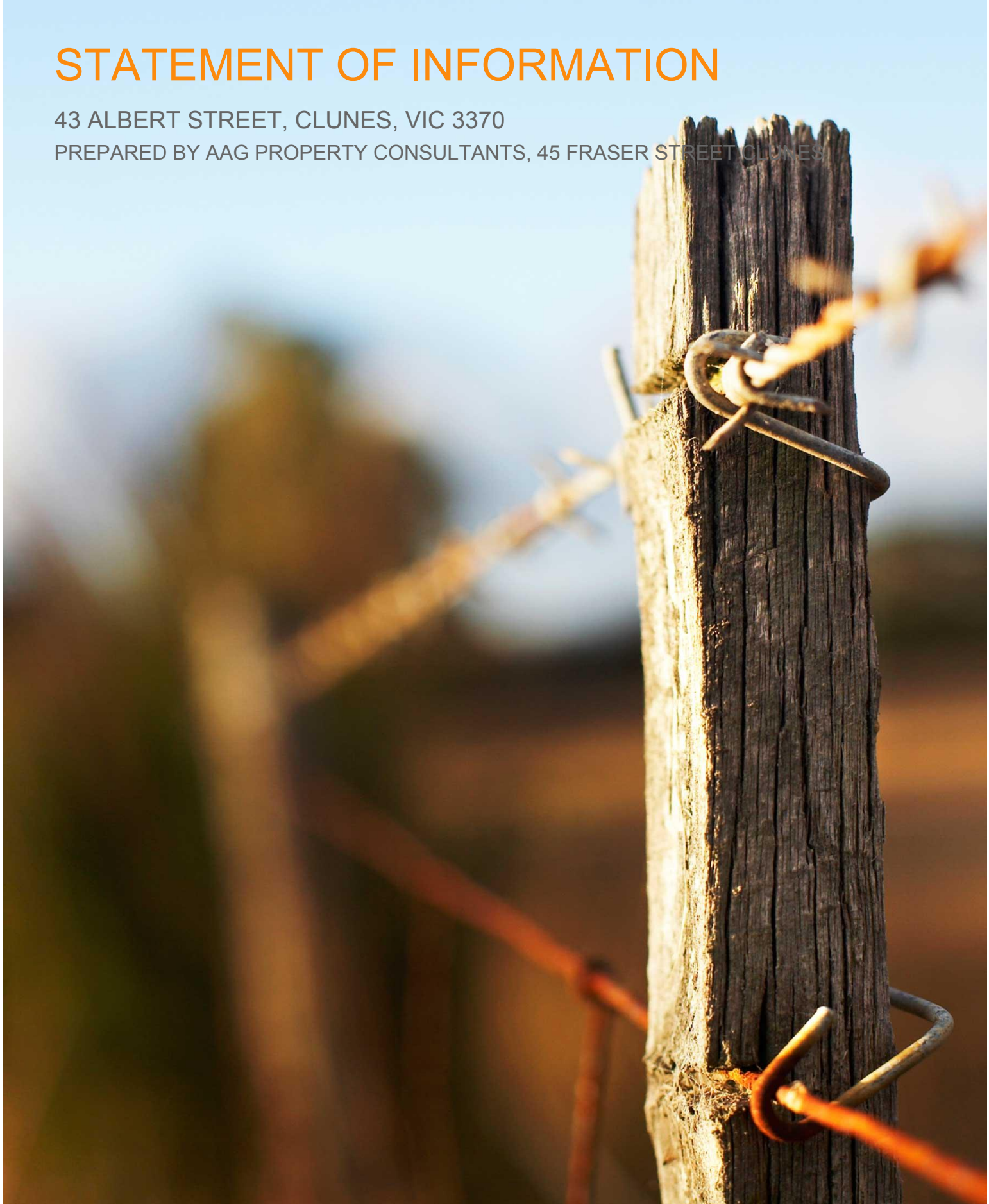


# STATEMENT OF INFORMATION

43 ALBERT STREET, CLUNES, VIC 3370

PREPARED BY AAG PROPERTY CONSULTANTS, 45 FRASER STREET CLUNES



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**43 ALBERT STREET, CLUNES, VIC 3370**



**Indicative Selling Price**

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

**Price Range: \$80,000 to \$89,000**

## MEDIAN SALE PRICE



**CLUNES, VIC, 3370**

**Suburb Median Sale Price (Vacant Land)**

**\$85,000**

01 January 2017 to 31 December 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.



**24 BECKWITH ST, CLUNES, VIC 3370**



**Sale Price**

**\$80,000**

Sale Date: 06/02/2017

Distance from Property: 1.6km



**45 ALBERT ST, CLUNES, VIC 3370**



**Sale Price**

**\$90,000**

Sale Date: 05/03/2017

Distance from Property: 41m



**57 ALBERT ST, CLUNES, VIC 3370**



**Sale Price**

**\$83,000**

Sale Date: 16/10/2017

Distance from Property: 306m



This report has been compiled on 16/01/2018 by AAG Property Consultants. Property Data Solutions Pty Ltd 2018 - [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

43 ALBERT STREET, CLUNES, VIC 3370
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### Indicative selling price

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

Price Range:

\$80,000 to \$89,000
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### Median sale price

Median price

\$85,000
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House

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Unit

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Suburb

CLUNES
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Period

01 January 2017 to 31 December 2017
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Source


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### 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
24 BECKWITH ST, CLUNES, VIC 3370	\$80,000	06/02/2017
45 ALBERT ST, CLUNES, VIC 3370	\$90,000	05/03/2017
57 ALBERT ST, CLUNES, VIC 3370	\$83,000	16/10/2017