

# STATEMENT OF INFORMATION

31 TALBOT RD, CLUNES, VIC 3370

PREPARED BY AAG PROPERTY CONSULTANTS, 45 FRASER STREET CLUNES



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**31 TALBOT RD, CLUNES, VIC 3370**

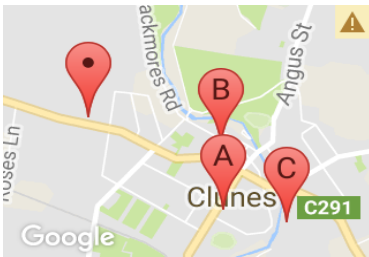
 4  1  6

**Indicative Selling Price**

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

**Price Range: \$618,000 to \$683,000**

## MEDIAN SALE PRICE



**CLUNES, VIC, 3370**

Suburb Median Sale Price (House)

**\$273,500**

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.



**31 SERVICE ST, CLUNES, VIC 3370**

 4  -  -

**Sale Price**

**\$0**

Sale Date: 31/03/2009

Distance from Property: 1.1km



**22 FRASER ST, CLUNES, VIC 3370**

 4  2  4

**Sale Price**

**Price Withheld**

Sale Date: 07/09/2017

Distance from Property: 892m



**3 COUNDON ST, CLUNES, VIC 3370**

 4  2  4

**Sale Price**

**\$585,000**

Sale Date: 10/06/2017

Distance from Property: 1.5km



This report has been compiled on 17/01/2018 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

31 TALBOT RD, CLUNES, VIC 3370

### Indicative selling price

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

Price Range: \$618,000 to \$683,000

### Median sale price

Median price \$273,500

House

Unit

Suburb CLUNES

Period 01 January 2017 to 31 December 2017

Source

 pricfinder

### 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
31 SERVICE ST, CLUNES, VIC 3370	\$0	31/03/2009
22 FRASER ST, CLUNES, VIC 3370	Price Withheld	07/09/2017
3 COUNDON ST, CLUNES, VIC 3370	\$585,000	10/06/2017