

STATEMENT OF INFORMATION

9 LATHLAIN STREET, CLUNES, VIC 3370

PREPARED BY AAG PROPERTY CONSULTANTS, 45 FRASER STREET CLUNES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



9 LATHLAIN STREET, CLUNES, VIC 3370

 2  1  6

Indicative Selling Price

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

Price Range: **\$320,000 to \$340,000**

MEDIAN SALE PRICE



CLUNES, VIC, 3370

Suburb Median Sale Price (House)

\$273,500

01 January 2017 to 31 December 2017

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



15 BATH ST, CLUNES, VIC 3370

 2  1  -

Sale Price

\$300,000

Sale Date: 02/11/2017

Distance from Property: 261m



12 ROSES LANE, CLUNES, VIC 3370

 2  2  4

Sale Price

***\$320,000**

Sale Date: 21/08/2017

Distance from Property: 2km



This report has been compiled on 23/01/2018 by AAG Property Consultants. Property Data Solutions Pty Ltd 2018 - 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

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Indicative selling price

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Price Range:

\$320,000 to \$340,000

Median sale price

Median price

\$273,500

House

X

Unit

Suburb

CLUNES

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

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.

Address of comparable property	Price	Date of sale
15 BATH ST, CLUNES, VIC 3370	\$300,000	02/11/2017
12 ROSES LANE, CLUNES, VIC 3370	*\$320,000	21/08/2017