

# STATEMENT OF INFORMATION

105 FOULKES CRESCENT, CLUNES, VIC 3370

PREPARED BY AAG PROPERTY CONSULTANTS, 45 FRASER STREET CLUNES



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**105 FOULKES CRESCENT, CLUNES, VIC**

 3  1  2

Indicative Selling Price

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

Price Range: **\$301,000 to \$332,000**

## 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.



**40 FAIRVIEW RD, CLUNES, VIC 3370**

 3  1  14

Sale Price

**\$340,000**

Sale Date: 15/08/2017

Distance from Property: 3.7km



**15 CENTRAL CRT, CLUNES, VIC 3370**

 3  1  2

Sale Price

**\$220,000**

Sale Date: 14/08/2017

Distance from Property: 3.4km



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

 3  1  4

Sale Price

**\$389,000**

Sale Date: 29/09/2016

Distance from Property: 3.2km



This report has been compiled on 15/02/2018 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

105 FOULKES CRESCENT, 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: \$301,000 to \$332,000

### Median sale price

Median price \$273,500

House

Unit

Suburb CLUNES

Period 01 January 2017 to 31 December 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
40 FAIRVIEW RD, CLUNES, VIC 3370	\$340,000	15/08/2017
15 CENTRAL CRT, CLUNES, VIC 3370	\$220,000	14/08/2017
46 NEW NORTH CRT, CLUNES, VIC 3370	\$389,000	29/09/2016