

Statement of Information

Single residential property located outside the Melbourne metropolitan area



Property offered for sale

Address
Including suburb or
locality and postcode

25A Suburban Street, Clunes Victoria 3370

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ / or range between \$370,000 & \$390,000

Median sale price

(*Delete house or unit as applicable)

Median price \$365,000 *House *Unit Suburb or locality Clunes

Period - From Last updated to 3rd December 2018 Source realestate.com.au

Comparable property sales (*Delete A or B below as applicable)

A* 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
1	45 Smeaton Rd, Clunes	\$415,000	30/03/2018
2	75 Service St, Clunes	\$382,500	18/11/2017
3	27 Leslie Street, Clunes	\$375,000	28/09/2018

OR

B* ~~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.~~