

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

40 Alfred Street Clunes VIC 3370

### Indicative selling price

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

Single Price

\$350,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$340,250

\*House

X

\*Unit

Suburb

Clunes

Period-from

01 Dec 2017

to

30 Nov 2018

Source

Corelogic

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

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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

27 Leslie Street Clunes VIC 3370	\$375,000	29-Aug-18
19 Bath Street Clunes VIC 3370	\$385,000	12-May-18
14 Bath Street Clunes VIC 3370	\$425,000	28-Jan-18

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

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**27 Leslie Street Clunes VIC 3370**

Sold Price

**\$375,000**

Sold Date

**29-Aug-18**
 2
  1
  -

Distance

**2.26km**

**19 Bath Street Clunes VIC 3370**

Sold Price

**\$385,000**

Sold Date

**12-May-18**
 2
  1
  -

Distance

**2.29km**

**14 Bath Street Clunes VIC 3370**

Sold Price

**\$425,000**

Sold Date

**28-Jan-18**
 2
  1
  2

Distance

**2.32km**

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