

## 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

67 Talbot Road Clunes VIC 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

\$285,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$340,250

\*House

X

\*Unit

Suburb

Clunes

Period-from

01 Jan 2018

to

31 Dec 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

56 Talbot Road Clunes VIC 3370	\$290,000	03-Jul-18
14 Camp Parade Clunes VIC 3370	\$305,500	30-May-18
29 Service Street Clunes VIC 3370	\$265,000	05-Sep-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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**56 Talbot Road Clunes VIC 3370**

Sold Price

**\$290,000**

Sold Date

**03-Jul-18**
 3
  1
  1

Distance

**0.11km**

**14 Camp Parade Clunes VIC 3370**

Sold Price

**\$305,500**

Sold Date

**30-May-18**
 3
  1
  2

Distance

**0.18km**

**29 Service Street Clunes VIC 3370**

Sold Price

**\$265,000**

Sold Date

**05-Sep-18**
 3
  1
  4

Distance

**0.67km**

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