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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

104A Bailey Street Clunes VIC 3370

 2  1  1

## Indicative Selling Price

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

Range between \$249,999 & \$259,999













## Median Sale Price

\$345,000 Houses in Clunes between 01 Jan 2018 - 31 Dec 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 5 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.

	<b>25 Smeaton Road Clunes VIC 3370</b>	Sold Price	<b>\$210,000</b>	Sold Date	<b>07-Aug-17</b>
	 2  1  1			Distance	<b>0.66km</b>
	<b>43 Smeaton Road Clunes VIC 3370</b>	Sold Price	<b>\$250,000</b>	Sold Date	<b>27-Nov-18</b>
	 3  1  1			Distance	<b>0.92km</b>
	<b>8 Albert Street Clunes VIC 3370</b>	Sold Price	<b>\$226,000</b>	Sold Date	<b>18-Oct-17</b>
	 2  1  1			Distance	<b>0.93km</b>

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