

Statement of Information

Single residential property located outside the Melbourne metropolitan area



Property offered for sale

Address
Including suburb or
locality and postcode

90 Fairview Drive, 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 \$160,000

or range between /

&

/

Median sale price

(*Delete house or unit as applicable)

Median price \$ /

*House /

*Unit /

Suburb
or locality Clunes

Period - From /

to /

Source /

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	79 Foulkes Crescent, Clunes	\$160,000	19/11/2018
2	10 Foulkes Crescent, Clunes	\$175,000	03/07/2019
3	20 Consols Court, Clunes	\$130,000	19/12/2018

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.~~