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STATEMENT OF INFORMATION

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Indicative selling price

For the meaning of this price see consumer.vic.gov.au /underquoting

(*Delete single price or range as applicable)

Single price \$*150000 or range between \$* & \$

Median sale price

(*Delete house or unit as applicable)

Median price \$223750 *House *unit Suburb or locality Clunes

Period - From Oct 2016 to Oct 2017 Source RP Data T/A Corelogic

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

~~A*~~ These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1 32 Angus Street (Approx 800M2)	\$120000	(Under contract)
2 6 Macdonald Street (Approx 800M2)	\$120000	(Under Contract)
3 14-16 Camp Street (Approx 1000M2)	\$120000	(Under Contract)

OR

~~B*~~ **Either** 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*.

~~Or~~ 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*.

(*Delete as applicable)