STATEMENT OF INFORMATION

41 ALLIANCE STREET, CLUNES, VIC 3370 PREPARED BY AAG PROPERTY CONSULTANTS, 45 FRASER STREET CLUNES



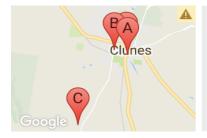


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



MEDIAN SALE PRICE



CLUNES, VIC, 3370

Suburb Median Sale Price (House)

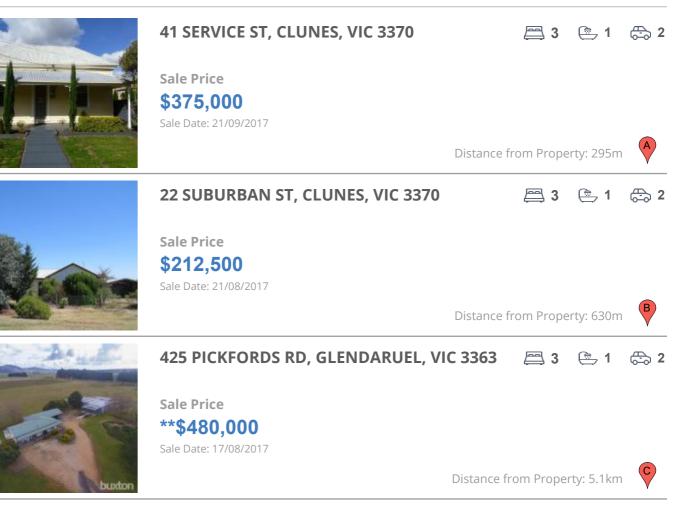
\$305,000

01 April 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



This report has been compiled on 24/04/2018 by AAG Property Consultants. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 41 ALLIANCE STREET, CLUNES, VIC 3370

Indicative selling price

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

Price Range:

\$290,000 to \$300,000

Median sale price

Median price	\$305,000	House	Х	Unit	Suburb	CLUNES
Period	01 April 2017 to 31 March 2018		Source	р	pricefinder	

Comparable property sales

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
41 SERVICE ST, CLUNES, VIC 3370	\$375,000	21/09/2017
22 SUBURBAN ST, CLUNES, VIC 3370	\$212,500	21/08/2017
425 PICKFORDS RD, GLENDARUEL, VIC 3363	**\$480,000	17/08/2017