

# 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



**41 ALLIANCE STREET, CLUNES, VIC 3370**  3  1  2

### Indicative Selling Price

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

Price Range: **\$290,000 to \$300,000**

## MEDIAN SALE PRICE



**CLUNES, VIC, 3370**

Suburb Median Sale Price (House)

**\$305,000**

01 April 2017 to 31 March 2018

Provided by: 

## 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.



**41 SERVICE ST, CLUNES, VIC 3370**

 3  1  2

Sale Price

**\$375,000**

Sale Date: 21/09/2017

Distance from Property: 295m 



**22 SUBURBAN ST, CLUNES, VIC 3370**

 3  1  2

Sale Price

**\$212,500**

Sale Date: 21/08/2017

Distance from Property: 630m 



**425 PICKFORDS RD, GLENDARUEL, VIC 3363**

 3  1  2

Sale Price

**\*\*\$480,000**

Sale Date: 17/08/2017

Distance from Property: 5.1km 

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

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Price Range: \$290,000 to \$300,000

### Median sale price

Median price \$305,000

House

Unit

Suburb

CLUNES

Period 01 April 2017 to 31 March 2018

Source

 pricfinder

### 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