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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 36 Bute Close Clunes 3370

Including suburb or  
 locality and postcode

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single price \$485000 or range between \_\_\_\_\_ & \_\_\_\_\_

#### Median sale price

Median price \$370,000 (3BR) Property Type House Suburb or Locality Clunes  
 Period - From Updated to Dec 4th 2019 Source Realestate.com.au

#### 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 55 Criterion Court Clunes 3370	\$475,000	Aug 2018
2 45 Criterion Court Clunes 3370	\$500,000	Jun 2018
3 170 Fairview Road Clunes 4B 2B	\$475,000	Feb 2019

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.~~

This Statement of Information was prepared on: 05.12.2019