



Colette Genevieve Fulham T/A Colette's Goldfields Real Estate
 54B Fraser Street Clunes VIC 3370
 Tel: 0488 052 155 Agent No: Licence Number 080911L
 Email: cgre10@outlook.com

VR028 © Lawsoft Pty Ltd

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 55 Cemetery Road 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 \$* _____ or range between \$280000 _____ & \$300000 _____

Median sale price

Median price \$340000 _____ Property Type All Property _____ Suburb or
 Locality Clunes _____
 Period - From Updated _____ to 28th April 2020 _____ 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 3971 Ballarat-Maryborough Road Clunes 7.39HA	\$195000	7th Feb 2020
2 195 Fairview Dve Clunes 4.05HA	\$165000	22nd Jan 2020
3 100 Beckworth Crt Rd Clunes 8.09HA	\$283000	11th Sept 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: 1st June 2020