Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale							
209 FAIRVIEW DRIVE CLUNES VIC 3370							
Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)							
\$350,000		or range between				&	
Median sale price (*Delete house or unit as applicable)							
\$250,000	Property type Lan			Land	Sul	burb	Clunes
01 May 2023	023 to 30 Apr 2024			Sou	rce	Corelogic	
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							
Address of comparable property							
'E CLUNES VIC 3	3370				\$295,00	JU	28-Jul-23
	209 FAIRVIEW ce see consumer.vic \$350,000 pplicable) \$250,000 01 May 2023 sales (*Delete Approperties sold with ant's representative coroperty	209 FAIRVIEW DRIV ce see consumer.vic.gov.au \$350,000 pplicable) \$250,000 Prop 01 May 2023 to sales (*Delete A or B to properties sold within five- nt's representative conside	209 FAIRVIEW DRIVE CLUNES ce see consumer.vic.gov.au/underquoting \$350,000 or range between pplicable) \$250,000 Property type 01 May 2023 to 30 Apr 20 properties sold within five kilometres of ont's representative considers to be most property	209 FAIRVIEW DRIVE CLUNES VICE ce see consumer.vic.gov.au/underquoting (*Ice see consumer.vic.gov.au/underquoting (*Ice sales consumer.vic.gov.au/underquot	209 FAIRVIEW DRIVE CLUNES VIC 3370 ce see consumer.vic.gov.au/underquoting (*Delete single \$350,000 or range between pplicable) \$250,000 Property type Land 01 May 2023 to 30 Apr 2024 Source sales (*Delete A or B below as applicable) properties sold within five kilometres of the property for sont's representative considers to be most comparable to the property Property P	209 FAIRVIEW DRIVE CLUNES VIC 3370 ce see consumer.vic.gov.au/underquoting (*Delete single price or response between statements) pplicable) \$250,000 Property type Land Sulton 30 Apr 2024 Source sales (*Delete A or B below as applicable) properties sold within five kilometres of the property for sale in the ont's representative considers to be most comparable to the property price	209 FAIRVIEW DRIVE CLUNES VIC 3370 ce see consumer.vic.gov.au/underquoting (*Delete single price or range as \$350,000 or range between 8 pplicable) \$250,000 Property type Land Suburb 01 May 2023 to 30 Apr 2024 Source sales (*Delete A or B below as applicable) reproperties sold within five kilometres of the property for sale in the last 18 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.

This Statement of Information was prepared on: 14 May 2024



В*



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141 FAIRVIEW DRIVE CLUNES VIC Sold Price **3370**

\$295,000 Sold Date **28-Jul-23**

Distance 0.64km

RS = Recent sale UN = Undisclosed Sale

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