

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

46 SMEATON ROAD 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)

Single Price

or range
between

\$540,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

House

Suburb

Clunes

Period-from

01 Feb 2023

to

31 Jan 2024

Source

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

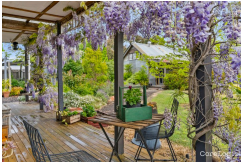
Date of sale

26 CANTERBURY STREET CLUNES VIC 3370	\$590,000	07-Feb-24
8 LESLIE STREET CLUNES VIC 3370	\$370,000	07-Mar-23
33 ANGUS STREET CLUNES VIC 3370	\$375,000	10-Jul-23

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: 28 February 2024



26 CANTERBURY STREET CLUNES VIC 3370 Sold Price ^{RS} **\$590,000** ^{UN} Sold Date **07-Feb-24**
3 **1** **-** Distance **0.4km**



8 LESLIE STREET CLUNES VIC 3370 Sold Price **\$370,000** Sold Date **07-Mar-23**
3 **2** **2** Distance **0.68km**



33 ANGUS STREET CLUNES VIC 3370 Sold Price **\$375,000** Sold Date **10-Jul-23**
3 **1** **4** Distance **0.81km**



14 SMEATON ROAD CLUNES VIC 3370 Sold Price **\$575,000** Sold Date **06-Dec-23**
3 **1** **7** Distance **1.05km**

RS = Recent sale UN = Undisclosed Sale

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