

Statement of Information

Multiple residential properties located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb or locality and postcode

Lots 101–105 at 35 Paddock Street, 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)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
Vacant Land (Group A): Lots 101-104	\$*	or range between	\$*299,000	&	\$328,900
Vacant Land (Group B): Lot 105	\$*330,000	or range between	\$*	&	\$
	\$*	or range between	\$*	&	\$
	\$*	or range between	\$*	&	\$
	\$*	or range between	\$*	&	\$

Additional entries may be included or attached as required.

Land median sale price

Median price Suburb or locality

Period - From To Source

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last 18 months, and located within five kilometres of the unit for sale.~~

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within five kilometres of the unit for sale in the last 18 months.~~

This Statement of Information was prepared on: