

STATEMENT OF INFORMATION

Internet advertising for single residential property located within or outside the Melbourne metropolitan area.

Sections 47AF of the Estate Agents Act 1980

Property address: Lot 249 Wall Street, Charlemont VIC 3217

Indicative selling price:

For the meaning of this price see consumer.vic.gov.au/underquoting

*Delete single price or range as applicable

Single Price \$270,000 or range between &

Median sale price:

(*Delete house or unit as applicable)

Median Price \$252,500 LAND Suburb or locality Charlemont

Period - From March 2019 to March 2020 Source PriceFinder

Comparable property sales:

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 SALES
34 Hadley Street, Charlemont	\$251,000	08/03/2020
16 Beaumont Avenue, Charlemont	\$250,000	14/03/2020
23 Naughtin Circuit, Charlemont	\$265,000	09/02/2020

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