

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

6 PUDDY WAY 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

or range
between

\$695,000

&

\$735,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$315,000

Property type

Land

Suburb

Charlemont

Period-from

01 Apr 2023

to

31 Mar 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

21 VALROSE ROAD CHARLEMONT VIC 3217	\$705,000	16-Mar-24
15 BARATHEON ROAD CHARLEMONT VIC 3217	\$712,000	10-Mar-23
19 STANNIS STREET CHARLEMONT VIC 3217	\$695,000	03-Mar-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: 08 April 2024



21 VALROSE ROAD CHARLEMONT VIC 3217

Sold Price

^{RS}

\$705,000

Sold Date

16-Mar-24



4



2



2

Distance

0.19km



15 BARATHEON ROAD CHARLEMONT VIC 3217

Sold Price

\$712,000

Sold Date

10-Mar-23



4



2



2

Distance

0.44km



19 STANNIS STREET CHARLEMONT VIC 3217

Sold Price

\$695,000

Sold Date

03-Mar-23



4



2



2

Distance

0.75km

RS = Recent sale

UN = Undisclosed Sale

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