

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 602 / 28 Precinct Road, 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 \$235,000 or range between &

Median sale price:

(*Delete house or unit as applicable)

Median Price \$495,000 House Suburb or locality Charlemont

Period - From April 2018 to October 2018 Source Price Finder

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
31 Lillrose Drive, Charlemont VIC 3217	\$252,500	20/08/2018
6 Beeston Road, Charlemont VIC 3217	\$238,000	22/10/2018
11 Devereux Way, Charlemont VIC 3217	\$250,500	25/10/2018

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Loyal Agent!