

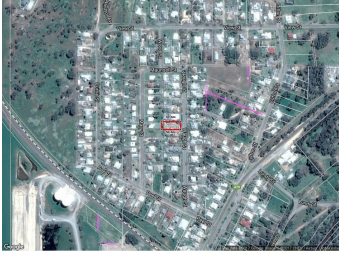
STATEMENT OF INFORMATION

14 WAUGH STREET, CHARLTON, VIC 3525

PREPARED BY FP NEVINS & CO REAL ESTATE PTY LTD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



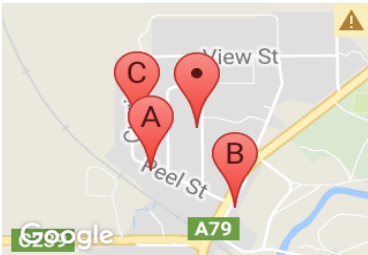
14 WAUGH STREET, CHARLTON, VIC 3525  3  1  2

Indicative Selling Price

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

Price Range: **\$230,000 to \$250,000**

MEDIAN SALE PRICE



CHARLTON, VIC, 3525

Suburb Median Sale Price (House)

\$161,500

01 October 2016 to 30 September 2017

Provided by: 

COMPARABLE PROPERTIES

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.



19 PEEL ST, CHARLTON, VIC 3525

 3  3  2

Sale Price

Price Withheld

Sale Date: 14/11/2017

Distance from Property: 220m



21 MILDURA WAY, CHARLTON, VIC 3525

 3  1  2

Sale Price

\$130,000

Sale Date: 29/08/2017

Distance from Property: 321m



9 CURRIE ST, CHARLTON, VIC 3525

 3  1  2

Sale Price

\$182,000

Sale Date: 04/06/2017

Distance from Property: 200m



This report has been compiled on 16/11/2017 by FP Nevins & Co Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

14 WAUGH STREET, CHARLTON, VIC 3525

Indicative selling price

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

Price Range:

\$230,000 to \$250,000

Median sale price

Median price

\$161,500

House

X

Unit


Suburb

CHARLTON

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

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
19 PEEL ST, CHARLTON, VIC 3525	Price Withheld	14/11/2017
21 MILDURA WAY, CHARLTON, VIC 3525	\$130,000	29/08/2017
9 CURRIE ST, CHARLTON, VIC 3525	\$182,000	04/06/2017