

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 or locality and postcode 18 Watson Street, Charlton Vic 3525

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Range between \$260,000 & \$275,000

**Median sale price**

Median price \$282,500 Property type House Suburb Charlton  
Period - From December 2023 to November 2024 Source Realestate.com.au

**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 sale

This Statement of Information was prepared on: 06/12/2024