

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

52-54 Bramley Avenue 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

\$765,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$542,500

Property type

House

Suburb

Charlemont

Period-from

01 Oct 2020

to

30 Sep 2021

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

45 Precinct Road Charlemont VIC 3217	\$715,000	28-Apr-21
34 Greyjoy Road Charlemont VIC 3217	\$730,000	07-Sep-21
38 Bramley Avenue Charlemont VIC 3217	\$710,000	19-Aug-21

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: 27 October 2021



45 Precinct Road Charlemont VIC 3217

Sold Price

\$715,000

Sold Date

28-Apr-21

 4  2  2

Distance

0.35km



34 Greyjoy Road Charlemont VIC 3217

Sold Price

^{RS} **\$730,000**

Sold Date

07-Sep-21

 4  2  2

Distance

0.57km



38 Bramley Avenue Charlemont VIC 3217

Sold Price

\$710,000

Sold Date

19-Aug-21

 4  2  1

Distance

0.1km

RS = Recent sale

UN = Undisclosed Sale

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