

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

Lot 532 - Divine Road, Charlemont, 3217

Indicative selling price

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

Single price \$ 367,000 or range between &

Median sale price

Median price \$ 296,000 Property type Vacant Land Suburb Charlemont

Period - From 1/07/2024 to 30/09/2024 Source Oliver Hume

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
1 Lot 6934 - Nectar Drive, Mt Duneed, 3217	\$ 364,900	13/09/2024
2 Lot 6902 - Nectar Drive, Mount Duneed, 3217	\$ 364,900	24/04/2024
3 Lot 6903 - Nectar Drive, Mount Duneed, 3217	\$ 372,900	10/10/2023

This Statement of Information was prepared on:

03 Dec 2024