

## 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

13 Camp 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)

Single price

\$275,000

### Median sale price

Median price

\$215,000

Property type

House

Suburb

Charlton

Period - From

01.04.2021

to

04.04.2022

Source

[www.realestate.com](http://www.realestate.com)

### 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

1 122 High Street, Charlton	\$245,000	22.01.2021
2 32 Currie Street, Charlton	\$230,000	12.03.2021
3 1 Currie Street, Charlton	\$295,000	23.12.2021

This Statement of Information was prepared on: 13.04.2022