

## 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 341 - Batten Road, Charlemont, 3217

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price \$ 324,000 or range between &

### Median sale price

Median price \$ 325,000 Property type Vacant Land Suburb Charlemont

Period - From 1/10/2023 to 31/12/2023 Source Corelogic

### 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 3329 - Oasis Drive, Mt Duneed, 3217	\$ 312,900	14/06/2023
2 Lot 3326 - Manna Gum Drive, Mount Duneed, 3217	\$ 300,000	9/01/2023
3 Lot 3324 - Manna Gum Drive, Mount Duneed, 3217	\$ 295,000	1/06/2023

This Statement of Information was prepared on: 09 Feb 2024