

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

27 Albany Way 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

or range
between

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

House

Suburb

Charlemont

Period-from

01 Sep 2019

to

31 Aug 2020

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

25 Albany Way Charlemont VIC 3217	\$455,000	22-Jul-20
55 Everton Crescent Charlemont VIC 3217	\$440,000	09-Jul-20
6 Trent Crescent Charlemont VIC 3217	\$453,000	24-Mar-20

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: 15 September 2020

 Wanting to inspect but in lockdown? We've got you! Contact the listing agent to organise a FaceTime inspection. Armstrong CORELOGIC	25 Albany Way Charlemont VIC 3217	Sold Price	\$455,000	Sold Date	22-Jul-20
	 3  2  2			Distance	0.01km
TERMS OF INSPECTION Due to COVID-19 the following conditions apply: Photo identification must be shown. Hand sanitizer is provided and must be utilized. No more than 20 people (including agent) inside property at one time. 1.5m social distancing rules apply. Non-compliance of the above will result in you being asked to leave the premises. Thank you for your co-operation. Stockdale & Leggo CORELOGIC	55 Everton Crescent Charlemont VIC 3217	Sold Price	\$440,000	Sold Date	09-Jul-20
	 3  2  2			Distance	0.06km
	6 Trent Crescent Charlemont VIC 3217	Sold Price	\$453,000	Sold Date	24-Mar-20
	 3  2  1			Distance	0.15km

RS = Recent sale UN = Undisclosed Sale

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