

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

21 Flannery Circuit, Charlemont Vic 3217

Indicative selling price

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

Range between \$599,000

&

\$645,000

Median sale price

Median price \$635,000

Property Type House

Suburb Charlemont

Period - From 01/07/2022

to

30/06/2023

Source REIV

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
1	32-36 Arnold Cirt CHARLEMONT 3217	\$630,000	12/07/2023
2	20 Bramley Av CHARLEMONT 3217	\$620,000	22/08/2023
3	96 Barbra Dr CHARLEMONT 3217	\$610,000	27/04/2023

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:

26/09/2023 09:20



Property Type: Land
Land Size: 350 sqm approx
Agent Comments

Indicative Selling Price
 \$599,000 - \$645,000
Median House Price
 Year ending June 2023: \$635,000

Comparable Properties



32-36 Arnold Cirt CHARLEMONT 3217 (REI)

Agent Comments



Price: \$630,000
Method: Private Sale
Date: 12/07/2023
Property Type: House
Land Size: 345 sqm approx



20 Bramley Av CHARLEMONT 3217 (REI)

Agent Comments



Price: \$620,000
Method: Private Sale
Date: 22/08/2023
Property Type: House
Land Size: 400 sqm approx



96 Barbra Dr CHARLEMONT 3217 (REI/VG)

Agent Comments



Price: \$610,000
Method: Private Sale
Date: 27/04/2023
Property Type: House
Land Size: 294 sqm approx

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