

## 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

30 Mildura Way, 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

\$239,000

### Median sale price

Median price

\$270,000

Property type

House

Suburb

Charlton

Period - From

November 2022

to

October 2023

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. 13 Camp Street, Charlton	\$275,000	22.06.2022
2. 44 Armstrong Street, Charlton	\$200,000	17.08.2022
3. 20 Currie Street, Charlton	\$205,000	05.12.2022

This Statement of Information was prepared on: 10.11.2023