

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

26 Waugh Street, Charlton Vic 3525

Indicative selling price

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

Single Price \$210,000

Median sale price

Median Price \$148,000 | House | Charlton

Period – From January 2017 to December 2017 Source – realestate.com.au

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
19 Peel Street, Charlton Vic 3525	\$178,000	25/09/2017
21 Mildura Way, Charlton Vic 3525	\$130,000	29/08/2017
114 High Street, Charlton Vic 3525	\$190,000	31/07/2017