

STATEMENT OF INFORMATION

Internet advertising for single residential property located within or outside the Melbourne metropolitan area.

Sections 47AF of the Estate Agents Act 1980

Property address: 36 Oakdale Street, 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 \$505,000 & \$545,000

Median sale price:

(*Delete house or unit as applicable)

Median Price \$463,750 House Suburb or locality Fyansford

Period - From January 2019 to April 2019 Source PriceFinder

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 SALES
69 Precinct Road, Charlemont	\$520,000	21/11/2018
12 Lismore Street, Armstrong Creek	\$535,000	01/04/2019

Your Local & Loyal Agent!