

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: 1 Beaumont Avenue, 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

\$440,000

&

\$460,000

Median sale price:

(*Delete house or unit as applicable)

Median Price

\$430,000

House

Suburb
or locality

Charlemont

Period - From

01/04/2017

to

31/03/2018

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
56 Bramley Avenue, Charlemont	\$430,000	07/02/2018
122 Sovereign Drive, Mount Duneed	\$432,500	17/02/2018
5 Leghorn Way, Marshall	\$455,000	05/03/2018

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