

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Section 47AF of the *Estate Agents Act 1980*

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode 47 Gilroy Crescent, Charlemont, Vic 3217

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price \$515,000

### Median sale price

Median price \$327,500

Property type *Vacant Land*

Suburb Charlemont

**Period** – 01 Aug 2023 – 30 Aug 2024

**Source** - Pricerfinder

### Comparable property sales

Address of comparable property	Price	Date of sale
1 Lot 1432 Morningside Circuit, Armstrong Creek, Vic	\$479,000	16/08/2024
2 56 Journey Crescent, Mount Duneed, Vic 3217	\$540,000	28/06/2024
3 118 Buchanan Boulevard, Armstrong Creek, Vic 3217	\$530,000	03/04/2024

This Statement of Information was prepared on: 05/10/2024