

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: Lot 1012 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 \$270,000 or range between &

Median sale price:

(*Delete house or unit as applicable)

Median Price \$470,000 House Suburb or locality Charlemont

Period - From January '19 to August '19 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 |
|--|-----------|---------------|
| Lot 625 / 7 Oakdale Street, Charlemont | \$265,000 | 22/07/2019 |
| Lot 545 / 27 Scullin Road, Charlemont | \$268,000 | 18/07/2019 |
| Lot 948 / 24 Hadley Street, Charlemont | \$275,000 | 09/05/2019 |

Your Local &
Loyal Agent!