

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

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### Property offered for sale

10 Wilson Street, Charlton Vic 3525

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### Indicative selling price

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

Single Price \$229,000

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### Median sale price

Median Price \$148,000 | House | Charlton

Period – From 11<sup>th</sup> October 2016 to 11<sup>th</sup> October 2017 Source – RPdata

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### 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 Menzies Street, Charlton Vic 3525	\$170,000	11/05/2017
36 Mildura Way, Charlton Vic 3525	\$136,000	12/05/2017
2 Maunsell Street, Charlton Vic 3525	\$160,000	16/03/2017