

Statement of Information

**Single residential property located outside the Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*

**Property offered for sale**

Address Including suburb and postcode	Lot 537 - Divine Road, Charlemont, 3217
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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	\$ 354,000	or range between		&	
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**Median sale price**

Median price	\$ 315,000	Property type	Vacant Land	Suburb	Charlemont
Period - From	1/01/2024	to	31/03/2024	Source	Corelogic

**Comparable property sales**

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 15 Aug 2024