

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 1026/ 55 Devereux Way, Charlemont

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 \$299,000 & \$328,000

Median sale price:

(*Delete house or unit as applicable)

Median Price \$265,000 LAND Suburb or locality Armstrong Creek

Period - From January '19 to December 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
14 Swaine street, Armstrong Creek	\$345,000	30/7/2019
3 Flagstaff street, Armstrong Creek	\$340,500	12/09/2019
17 Edenhope Circuit, Armstrong Creek	\$297,500	26/9/2019

Your Local & Loyal Agent!