

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4 CHARLTON RISE DALYSTON VIC 3992

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

\$499,000

&

\$519,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Other

Suburb

Dalyston

Period-from

01 Aug 2023

to

31 Jul 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

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 sale

20 DALYSTON-GLEN FORBES ROAD DALYSTON VIC 3992	\$500,000	13-Jan-24
14 CHARLTON RISE DALYSTON VIC 3992	\$520,000	02-Aug-24
16 CHARLTON RISE DALYSTON VIC 3992	\$540,000	10-May-24

OR

B* 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: 22 August 2024


**20 DALYSTON-GLEN FORBES
ROAD DALYSTON VIC 3992**

 3
  2
  3

Sold Price

\$500,000

Sold Date

13-Jan-24

Distance

0.15km

**14 CHARLTON RISE DALYSTON VIC
3992**

 4
  2
  -

Sold Price

^{RS} **\$520,000**

Sold Date

02-Aug-24

Distance

0.06km

**16 CHARLTON RISE DALYSTON VIC
3992**

 3
  1
  2

Sold Price

\$540,000

Sold Date

10-May-24

Distance

0.07km
RS = Recent sale

UN = Undisclosed Sale

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