

## 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: 12 Trent Crescent, Charlemont

### Indicative selling price:

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

\*Delete single price or range as applicable

Single Price

or range between

\$430,000

&

\$450,000

### Median sale price:

(\*Delete house or unit as applicable)

Median Price

\$465,000

House

Suburb  
or locality

Charlemont

Period - From

January 2019

to

May 2019

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 |
|--------------------------------|-----------|---------------|
| 15 Albany Way, Charlemont      | \$462,500 | 28/02/19      |
| 54 Precinct Road, Charlemont   | \$465,000 | 05/02/19      |
| 1 Winterfell Road, Charlemont  | \$465,000 | 19/03/19      |

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Loyal Agent!