

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 1027 Woodyard Drive, Charlemont VIC 3217

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 \$265,000 & \$270,000

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
27 Trent Crescent, Charlemont	\$270,000	18/12/2018
27 Precinct Road, Charlemont	\$285,000	26/09/2018
168 Batten Road, Armstrong Creek	\$270,000	26/02/2019

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