

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

12 Clifton Street, Charlton Vic 3525

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$340,000

Median sale price

Median Price \$155,000 | House | Charlton

Period – From 15th October 2017 to 15th October 2018 Source – RPdata

Comparable property sales

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
12 Armstrong Street, Charlton Vic 3525	\$270,000	07/03/2018
106 High Street, Charlton Vic 3525	\$295,000	30/01/2018
20 View Street, Charlton Vic 3525	\$365,000	20/04/2018