

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

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### Property offered for sale

4 Maunsell Street, Charlton Vic 3525

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### Indicative selling price

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

Single \$130,000

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### Median sale price

Median Price \$127,000 | House | Charlton

Period – From 11<sup>th</sup> May 2017 to 11<sup>th</sup> of May 2018 Source – realestate.com.au

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### 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
13 Peel Street, Charlton Vic 3525	\$127,000	10/01/2018
9 Currie Street, Charlton Vic 3525	\$182,000	04/06/2017
19 Peel Street, Charlton Vic 3525	\$178,000	25/09/2017