



# STATEMENT OF INFORMATION

12 ARMSTRONG STREET, CHARLTON, VIC 3525

PREPARED BY LOIS DE JONG, BENDIGO PROPERTY PLUS

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**12 ARMSTRONG STREET, CHARLTON, VIC**  3  1  2

### Indicative Selling Price

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

**Single Price:** **\$270,000**

Provided by: Lois De Jong, Bendigo Property Plus

## MEDIAN SALE PRICE



**CHARLTON, VIC, 3525**

Suburb Median Sale Price (House)

**\$148,000**

01 January 2017 to 31 December 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**106 HIGH ST, CHARLTON, VIC 3525**

 3  1  4

Sale Price

**\$270,000**

Sale Date: 27/11/2012

Distance from Property: 533m



**114 HIGH ST, CHARLTON, VIC 3525**

 3  1  6

Sale Price

**\$190,000**

Sale Date: 31/07/2017

Distance from Property: 598m



**27 DAVIES ST, CHARLTON, VIC 3525**

 4  3  5

Sale Price

**Price Withheld**

Sale Date: 14/11/2017

Distance from Property: 874m



This report has been compiled on 02/02/2018 by Bendigo Property Plus. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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19 PEEL ST, CHARLTON, VIC 3525

 3  3  2

Sale Price

**\$178,000**

Sale Date: 25/09/2017

Distance from Property: 914m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

12 ARMSTRONG STREET, CHARLTON, VIC 3525

Indicative selling price

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

Single Price:

\$270,000

Median sale price

Median price

\$148,000

House

X

Unit


Suburb

CHARLTON

Period

01 January 2017 to 31 December 2017

Source



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
106 HIGH ST, CHARLTON, VIC 3525	\$270,000	27/11/2012
114 HIGH ST, CHARLTON, VIC 3525	\$190,000	31/07/2017
27 DAVIES ST, CHARLTON, VIC 3525	Price Withheld	14/11/2017
19 PEEL ST, CHARLTON, VIC 3525	\$178,000	25/09/2017