

## 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 948/ 24 Hadley Street, 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 \$280,000 or range between &

### Median sale price:

(\*Delete house or unit as applicable)

Median Price \$455,000 House Suburb or locality Charlemont

Period - From April 2018 to October 2018 Source Price Finder

### 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
23 Hammond Street, Armstrong Creek	\$300,000	17/07/2018
253 Warralily Boulevard, Armstrong Creek	\$295,000	27/06/2018
27 Ross Street, Armstrong Creek	\$310,000	17/09/2018

Your Local & Loyal Agent!