

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

35 Mildura Way, Charlton 3525

Indicative selling price

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

Single price

\$180,000

Median sale price

Median price

\$155,000

Property type

House

Suburb

Charlton

Period - From

01.03.2020

to

11.03.2021

Source

www.realestate.com

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 sale
1 24 Currie Street, Charlton	\$160,000	09.10.2020
2 32 Armstrong Street, Charlton	\$145,000	20.11.2020
3 27 Kaye Street, Charlton	\$145,000	04.06.2020

This Statement of Information was prepared on:

23.03.2021