

STATEMENT OF INFORMATION

74 PRECINCT ROAD, CHARLEMONT, VIC

PREPARED BY RICK SHARP, FRUIT PROPERTY GEELONG, PHONE: 0401385248



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



74 PRECINCT ROAD, CHARLEMONT, VIC

 3  2  2

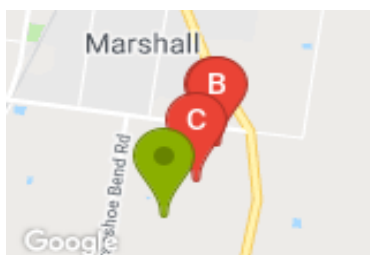
Indicative Selling Price

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

Price Range: 430,000 to 460,000

Provided by: Rick Sharp, Fruit Property Geelong

MEDIAN SALE PRICE



CHARLEMONT, VIC, 3217

Suburb Median Sale Price (House)

\$295,000

01 July 2017 to 30 June 2018

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



1 BEAUMONT AVE, CHARLEMONT, VIC 3217

 3  2  2

Sale Price

***\$455,000**

Sale Date: 31/05/2018

Distance from Property: 603m



3 BEAUMONT AVE, CHARLEMONT, VIC 3217

 3  2  2

Sale Price

***\$455,000**

Sale Date: 17/05/2018

Distance from Property: 608m



56 BRAMLEY AVE, CHARLEMONT, VIC 3217

 3  2  2

Sale Price

\$430,000

Sale Date: 07/02/2018

Distance from Property: 321m



This report has been compiled on 03/07/2018 by Fruit Property Geelong. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

74 PRECINCT ROAD, CHARLEMONT, VIC

Indicative selling price

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Price Range:

430,000 to 460,000

Median sale price

Median price

\$295,000

House

X

Unit


Suburb

CHARLEMONT

Period

01 July 2017 to 30 June 2018

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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 BEAUMONT AVE, CHARLEMONT, VIC 3217	*\$455,000	31/05/2018
3 BEAUMONT AVE, CHARLEMONT, VIC 3217	*\$455,000	17/05/2018
56 BRAMLEY AVE, CHARLEMONT, VIC 3217	\$430,000	07/02/2018