

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 and
postcode

25 BARBRA DRIVE CHARLEMONT VIC 3217

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$360,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$272,500

Property type

Land

Suburb

Charlemont

Period-from

01 Mar 2021

to

28 Feb 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

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

16 PURITY WAY ARMSTRONG CREEK VIC 3217	\$385,000	22-Mar-22
5 HARKNESS BOULEVARD ARMSTRONG CREEK VIC 3217	\$385,000	22-Nov-21
35 ROWANDS STREET MOUNT DUNEED VIC 3217	\$400,000	11-Oct-21

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 25 March 2022



16 PURITY WAY ARMSTRONG CREEK VIC 3217

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  -
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Sold Price

^{RS}

\$385,000

Sold Date

22-Mar-22

Distance

2.38km



5 HARKNESS BOULEVARD ARMSTRONG CREEK VIC 3217

 4
  2
  -

Sold Price

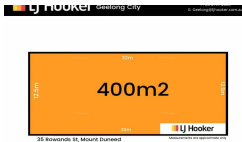
\$385,000

Sold Date

22-Nov-21

Distance

2.35km



35 ROWANDS STREET MOUNT DUNEED VIC 3217

 4
  3
  -

Sold Price

\$400,000

Sold Date

11-Oct-21

Distance

3km

RS = Recent sale

UN = Undisclosed Sale

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