

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

1 GUNYAH FLAT ROAD CHARLTON VIC 3525

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

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$265,000

Property type

Farm

Suburb

Charlton

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

6 CAMP STREET CHARLTON VIC 3525	\$398,000	22-Jul-24
26 WAUGH STREET CHARLTON VIC 3525	\$345,000	12-Nov-24

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.

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6 CAMP STREET CHARLTON VIC 3525

 3  2  2

Sold Price

\$398,000

Sold Date

22-Jul-24

Distance

1.82km



26 WAUGH STREET CHARLTON VIC 3525

 3  1  4

Sold Price

\$345,000

Sold Date

12-Nov-24

Distance

1.99km

RS = Recent sale **UN** = Undisclosed Sale

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