

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

54 FLANNERY CIRCUIT 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

\$680,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Charlemont

Period-from

01 Jan 2024

to

31 Dec 2024

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

14 DEVEREUX WAY CHARLEMONT VIC 3217	\$705,000	25-Oct-24
38 BRAMLEY AVENUE CHARLEMONT VIC 3217	\$720,000	03-Dec-24
12 UNGUD WAY ARMSTRONG CREEK VIC 3217	\$742,300	25-Oct-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.~~

This Statement of Information was prepared on: 16 January 2025



14 DEVEREUX WAY CHARLEMONT VIC 3217

Sold Price

\$705,000

Sold Date

25-Oct-24



4



3



2

Distance

0.39km



38 BRAMLEY AVENUE CHARLEMONT VIC 3217

Sold Price

^{RS} **\$720,000**

Sold Date

03-Dec-24



4



2



2

Distance

0.54km



12 UNGUD WAY ARMSTRONG CREEK VIC 3217

Sold Price

\$742,300

Sold Date

25-Oct-24



4



2



2

Distance

1.69km

RS = Recent sale

UN = Undisclosed Sale

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