

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

| |
|-----------------------------------------|
| Lot 347 - Munro Drive, Charlemont, 3217 |
|-----------------------------------------|

Indicative selling price

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

Single price \$ 328,000 or range between &

Median sale price

Median price \$ 325,000 Property type Vacant Land Suburb Charlemont

Period - From 1/10/2023 to 31/12/2023 Source Corelogic

Comparable property sales

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 Lot 335 - Batten Road, Charlemont, 3217 | \$ 330,500 | 12/04/2023 |
| 2 Lot 6927 - Companion Street, Mount Duneed, 3217 | \$ 325,000 | 7/10/2023 |
| 3 Lot 332 - Batten Road, Charlemont, 3217 | \$ 321,000 | 30/01/2023 |

This Statement of Information was prepared on: 09 Feb 2024