

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 621 Worn Road , Charlemont

Indicative selling price

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

Between \$585000 & \$625000

Median sale price

Median price \$480,000 *House *Unit Suburb or locality Charlemont

Period - From March 2018 to March 2019 Source Realestate.com.au

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
45 Smith Street , Grovedale	\$610,000	8/2/19
28 Diaz Drive , Grovedale	\$615,000	7/11/2018
3 Balblair Court , Grovedale	\$620,000	16/8/2018