

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and postcode 18 Trent Crescent, Charlemont, VIC 3217

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range \$520,000 & \$549,000

### Median sale price

Median price \$469,000 Property Type House Suburb Charlemont (3217)  
Period - From 01/02/2019 to 31/01/2020 Source RP Data

### Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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 |
|--|-----------|--------------|
| 11 NORTON PARADE, CHARLEMONT VIC 3217      | \$542,500 | 30/01/2020   |
| 35 BRAMLEY AVENUE, CHARLEMONT VIC 3217     | \$545,000 | 24/05/2019   |
| 42 VAUGHAN DRIVE, ARMSTRONG CREEK VIC 3217 | \$565,000 | 15/02/2020   |

This Statement of Information was prepared on: 19/02/2020