

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

23 Devereux Way 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

\$248,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$258,750

Property type

Land

Suburb

Charlemont

Period-from

01 Apr 2019

to

31 Mar 2020

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

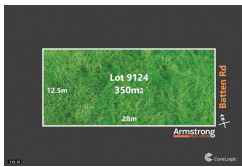
Date of sale

178 Batten Road Armstrong Creek VIC 3217	\$255,000	20-Mar-20
186 Batten Road Armstrong Creek VIC 3217	\$250,000	01-Jul-19
25 Naughtin Circuit Charlemont VIC 3217	\$250,000	14-Nov-19

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: 14 April 2020



178 Batten Road Armstrong Creek VIC 3217

Sold Price

\$255,000

Sold Date **20-Mar-20**

 4  2  2

Distance **1.46km**



186 Batten Road Armstrong Creek VIC 3217

Sold Price

\$250,000

Sold Date **01-Jul-19**

 4  2  2

Distance **1.61km**



25 Naughtin Circuit Charlemont VIC 3217

Sold Price

Sold Date **14-Nov-19**

 -  2  -

Distance **-**

RS = Recent sale UN = Undisclosed Sale

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