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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

1 Winterfell Road Charlemont VIC 3217

3 2 2

Indicative Selling Price

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

Range between $449,000 & $479,000

Median Sale Price

$455,000 Houses in Charlemont between 01 Mar 2018 - 28 Feb 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 5 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.



74 Precinct Road Charlemont VIC 3217 Sold Price **$450,000** Sold Date **30-Jul-18**

3 2 2 Distance **0.09km**



54 Precinct Road Charlemont VIC 3217 Sold Price **$465,000** Sold Date **05-Feb-19**

3 2 2 Distance **0.19km**



56 Bramley Avenue Charlemont VIC 3217 Sold Price **$430,000** Sold Date **07-Feb-18**

3 2 2 Distance **0.3km**

RS = Recent sale **UN** = Undisclosed Sale

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