# 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: 12 Meereen Street, Charlemont, VIC 3217

### Indicative selling price

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

Single price: $249,000 or range between: _____ & _____

### Median sale price

Median price: $ 469,000 Property type: House Suburb: CHARLEMONT

Period - From: 20/03/2018 to: 20/03/2020 Source: CoreLogic

### Comparable property sales

**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 |
|---|---|---|
| 1 25 Naughtin Circuit Charlemont | $250,000 | 14/11/2019 |
| 2 14 Baratheon Road Charlemont | $248,000 | 29/08/2019 |
| 3 33 Devereux Way Charlemont | $240,500 | 24/04/2018 |

**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: 20/03/2020