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	44 Beaumont Avenue, Charlemont, VIC 3217

Indicative selling price

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

Single price		or range between	$500,000	&	$550,000

Median sale price

Median price	$ 632,500	Property type	House	Suburb	CHARLEMONT
Period - From	11/07/2022	to	10/07/2023	Source	core_logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	31 Albany Way Charlemont Vic 3217	$547,000	2022-09-08
2	6 Trent Crescent Charlemont Vic 3217	$550,000	2022-11-22
3	88 Beaumont Avenue Charlemont Vic 3217	$550,000	2022-04-27

This Statement of Information was prepared on: 11/07/2023

CONSUMER AFFAIRS VICTORIA