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	13 Summertime Avenue, Charlemont VIC 3217

Indicative selling price

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

Range between $645,000 & $685,000

Median sale price

Median price $612,500 Property Type House Suburb Charlemont

Period - From 22/07/2024 to 21/01/2025 Source price_finder

Comparable property sales (*Delete A or B below as applicable)

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Address of comparable property	Price	Date of sale
25 Bramley Avenue Charlemont VIC	$660,000	07/11/2024
14 Stannis Street Charlemont VIC	$665,000	22/10/2024
24 Meereen Street Charlemont VIC	$670,000	11/10/2024

This Statement of Information was prepared on: 22/01/2025