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	63 Arnold Circuit, Charlemont VIC 3217

Indicative selling price

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

Range between $629,000 & $649,000

Median sale price

Median price $630,000 Property Type House Suburb Charlemont

Period - From 09/03/2025 to 08/09/2025 Source price_finder

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 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
53 Arnold Circuit Charlemont VIC	$645,000	28/04/2025
6 Yildiz Street Charlemont VIC	$655,000	18/06/2025
49 Arnold Circuit Charlemont VIC	$625,000	08/08/2025

This Statement of Information was prepared on: 09/09/2025