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	146 Bramley Avenue, Charlemont VIC 3217

Indicative selling price

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

Range between $669,000 & $719,000

Median sale price

Median price $615,000 Property Type House Suburb Charlemont

Period - From 15/03/2025 to 14/09/2025 Source Cotality™

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
16 Lillrose Drive Charlemont VIC 3217	$690,000	03/04/2025
10 Ashfield Drive Charlemont VIC 3217	$706,000	07/04/2025
12 Palladian Avenue Charlemont VIC 3217	$675,000	23/07/2025

This Statement of Information was prepared on: 15/09/2025