

# 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 Everton Crescent, Charlemont, VIC 3217

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$229,000

&

\$249,000

### Median sale price

Median price

\$257,000

Property Type

Vacant Land

Suburb

Charlemont (3217)

Period - From

01/01/2020

to

23/09/2020

Source

PRICE FINDER

### Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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
29 BARBRA DRIVE, CHARLEMONT VIC 3217	\$240,000	21/08/2020
31 DEVEREUX WAY, CHARLEMONT VIC 3217	\$255,000	29/09/2020
12 MEEREN STREET, CHARLEMONT VIC 3217	\$243,000	07/02/2020

This Statement of Information was prepared on: 23/09/2020