# 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

13 GUNYAH FLAT ROAD CHARLTON VIC 3525

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price	\$89,000	<del>or range</del> <del>between</del>		&	
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#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$310,000	Prop	erty type	ty type Commercial		Suburb	Charlton
Period-from	01 Apr 2023	to	31 Mar 2	2024	Source		Corelogic

## 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 18 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
16 CLIFTON STREET CHARLTON VIC 3525	\$85,000	17-Jun-23
12-16 DONALD ROAD CHARLTON VIC 3525	\$82,500	17-Nov-22
8 PEEL STREET CHARLTON VIC 3525	\$84,000	06-Jun-23

#### OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 18 April 2024



# **McGrath**

Georgia Salau M 0455554491

 ${\hbox{\sf E}} \ \ georgias alau@mcgrath.com.au$ 

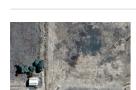


16 CLIFTON STREET CHARLTON VIC 3525

Sold Price

**\$85,000** Sold Date **17-Jun-23** 

Distance 1.55km



12-16 DONALD ROAD CHARLTON VIC 3525

Sold Price

**\$82,500** Sold Date **17-Nov-22** 

Distance 1.67km



8 PEEL STREET CHARLTON VIC 3525

Sold Price

**\$84,000** Sold Date **06-Jun-23** 

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Distance 1.63km

RS = Recent sale

**UN** = Undisclosed Sale

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