

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$89,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$310,000

Property type

Commercial

Suburb

Charlton

Period-from

01 Apr 2023

to

31 Mar 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



**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**

3 - -

Sold Price

**\$84,000**

Sold Date

**06-Jun-23**

Distance

**1.63km**

RS = Recent sale

UN = Undisclosed Sale

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