



# STATEMENT OF INFORMATION

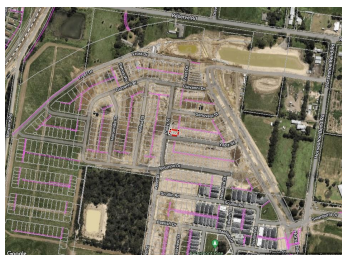
14 PALEY STREET, CHARLEMONT, VIC-3217

PREPARED BY ALEX SELWAY, GEELONG REAL ESTATE CO., PHONE: 0421564458

**GEELONG REAL ESTATE CO.**

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**14 PALEY STREET, CHARLEMONT, VIC**



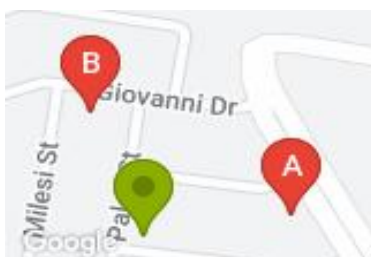
### Indicative Selling Price

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

Price Range: **\$290,000 to \$310,000**

Provided by: Alex Selway, Geelong Real Estate Co.

## MEDIAN SALE PRICE



**CHARLEMONT, VIC, 3217**

Suburb Median Sale Price (Vacant Land)

**\$330,000**

01 April 2023 to 31 March 2024

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**116 HORSESHOE BEND RD, CHARLEMONT,**



Sale Price

**\$317,000**

Sale Date: 13/11/2023

Distance from Property: 121m



**17 GIOVANNI DR, CHARLEMONT, VIC 3217**



Sale Price

**\$305,000**

Sale Date: 23/11/2023

Distance from Property: 118m



# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

14 PALEY STREET, CHARLEMONT, VIC 3217

### Indicative selling price

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

Price Range: \$290,000 to \$310,000


### Median sale price

Median price: \$330,000

Property type: Vacant Land

Suburb: CHARLEMONT

Period: 01 April 2023 to 31 March 2024

Source: 

### Comparable property sales

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.

Address of comparable property	Price	Date of sale
116 HORSESHOE BEND RD, CHARLEMONT, VIC 3217	\$317,000	13/11/2023
17 GIOVANNI DR, CHARLEMONT, VIC 3217	\$305,000	23/11/2023

This Statement of Information was prepared on: 07/05/2024