

STATEMENT OF INFORMATION

15 EVERTON CRESCENT, CHARLEMONT, VIC 3217

PREPARED BY ADAM MURPHY, HAYESWINCKLE, PHONE: 0421 306 247



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



15 EVERTON CRESCENT, CHARLEMONT, 3 2 2

Indicative Selling Price

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

Price Range: **\$670,000 to \$730,000**

Provided by: Adam Murphy, Hayeswinckle

MEDIAN SALE PRICE



CHARLEMONT, VIC, 3217

Suburb Median Sale Price (House)

\$600,000

01 April 2023 to 31 March 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



9 HENDRINA ST, CHARLEMONT, VIC 3217 3 2 2

Sale Price

\$650,000

Sale Date: 23/04/2024

Distance from Property: 770m



11 KYNASTON CCT, CHARLEMONT, VIC 3217 3 2 2

Sale Price

\$719,000

Sale Date: 09/10/2023

Distance from Property: 376m



34 SWANBURRA DR, CHARLEMONT, VIC 3217 4 2 2

Sale Price

\$681,500

Sale Date: 29/08/2023

Distance from Property: 383m

This report has been compiled on 14/06/2024 by Hayeswinckle. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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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.

Property offered for sale

Address
Including suburb and

Indicative selling price

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

Price Range:

Median sale price

Median price Property type Suburb
Period Source

Comparable property sales

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
9 HENDRINA ST, CHARLEMONT, VIC 3217	\$650,000	23/04/2024
11 KYNASTON CCT, CHARLEMONT, VIC 3217	\$719,000	09/10/2023
34 SWANBURRA DR, CHARLEMONT, VIC 3217	\$681,500	29/08/2023

This Statement of Information was prepared