

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 or locality and postcode

44 Davies Street, Charlton

Indicative selling price

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

Single price

\$320,000

Median sale price

Median price

\$305,000

Property type

House

Suburb

Charlton

Period - From

May 2023

to

April 2024

Source

Realestate.com.au

Comparable property sales

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
48 Armstrong Street, Charlton	\$297,000	17/04/2024
3 Fanning Street, Charlton	\$350,000	27/03/2024
20 Kaye Street, Charlton	\$299,000	12/03/2024

This Statement of Information was prepared on:

7 th May 2024
