

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

or range
between

\$75,000

&

\$79,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$310,000

Property type

House

Suburb

Charlton

Period-from

01 Sep 2023

to

31 Aug 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: 04 September 2024



**16 CLIFTON STREET CHARLTON
VIC 3525**

Sold Price

\$85,000

Sold Date

17-Jun-23

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Distance

1.55km



**12-16 DONALD ROAD CHARLTON
VIC 3525**

Sold Price

\$82,500

Sold Date

17-Nov-22

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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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